



3 bed semi-detached house to buy in NE10

Millford, Leam Lane, Gateshead, Tyne and Wear, NE10 8JH

£142,000

🏠 x3 🚗 x1 🚲 x1

Tenure

Freehold

Driveway parking

Property features

✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Description

An excellent opportunity for first-time buyers, families, or possible rental opportunity. Conveniently located close to well-regarded schools and benefitting from regular public transport and strong road links, the property is ideally positioned for commuting.

The home features a UPVC double-glazed conservatory overlooking a generous rear garden, UPVC double glazing throughout, gas central heating via a combi boiler, a modern bathroom, and off-road parking.

Accommodation briefly comprises an entrance hall, a spacious lounge/dining room, kitchen, and utility room. To the first floor are three well-proportioned bedrooms and a family bathroom.

An internal viewing is highly recommended to fully appreciate everything this property has to offer.

Agents note, the Baxi boiler was fitted new in October 2025 with a 10 year warranty

Council Tax Band: A

Tenure: Freehold

Price: £142,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Hallway

UPVC double glazed door, stairs to the first floor, radiator

Lounge/Dining Room

6.00m x 3.00m (19'8" x 9'10")

UPVC double glazed bow window, UPVC double glazed double doors leading to the conservatory, radiator



Breakfasting Kitchen

3.40m x 3.00m (11'1" x 9'10")

Fitted wall and base units with stainless steel one and a half bowl sink and drainer, space for automatic washing machine and space for an electric cooker, UPVC double glazed window, opening to the utility room



Conservatory

3.10m x 2.30m (10'2" x 7'6")

UPVC double glazed, double doors to the rear garden



Utility Room

2.90m x 1.90m (9'6" x 6'2")

UPVC double glazed window and door, radiator



Landing

Cupboard housing the Baxi combi boiler

Bedroom One

3.10m x 3.50m (10'2" x 11'5")

UPVC double glazing, radiator, over-stairs cupboard



Bedroom Two

2.90m x 4.20m (9'6" x 13'9")

UPVC double glazed window, radiator, fitted sliding wardrobes



Bathroom

2.30m x 1.70m (7'6" x 5'6")

Step in shower with glazed shower screen with overhead rainfall shower head, cladding to the shower area, wash basin, WC, chrome heated towel rail, UPVC double glazed window



Bedroom Three

3.20m x 1.90m (10'5" x 6'2")

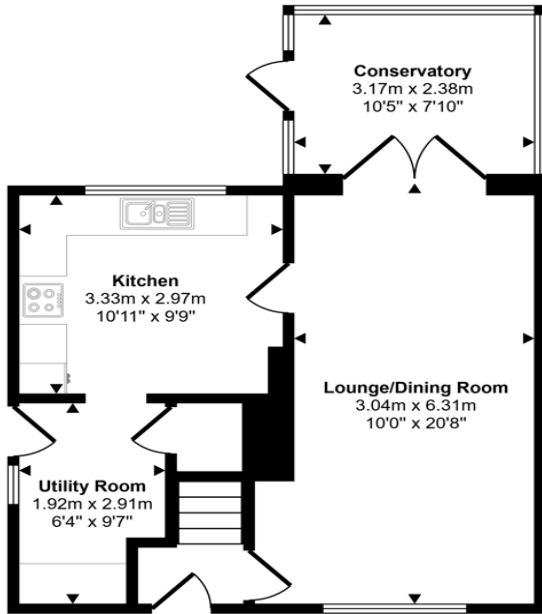
UPVC double glazed window, radiator



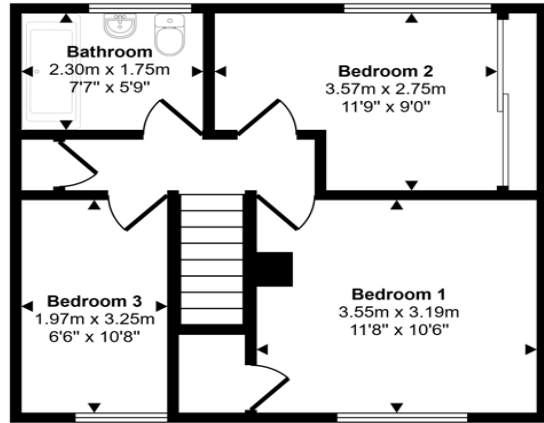
External

To the front is a garden and driveway. To the rear is a lawned garden and the side is a storage area for bins

Approx Gross Internal Area
89 sq m / 953 sq ft



Ground Floor
Approx 49 sq m / 526 sq ft



First Floor
Approx 40 sq m / 427 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, www.sea.co.uk/index.php

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