



Galingale View, Newcastle, ST5 2GQ
Asking Price Of £284,950 Freehold

Galingale View, Newcastle

4 Bedrooms, 3 Bathroom

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- Sizable Detached Property
- Two Reception Rooms
- Kitchen Diner
- Two En Suite Bathrooms
- Full Family Bathroom And Cloakroom
- Drive Garage Gardens
- Double Glazed Gas Central Heating

Sizable Four bedroom detached property near to Keele. Martin & Co welcome to market this well proportioned family home. Comprising on the ground floor of Lounge, dining room, kitchen diner, utility room and cloak room and on the first floor four bedrooms two of which are en suite and a family bathroom. There is driveway parking, an integral garage and gardens to front and rear an early inspection is recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		80	88
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		78	86
		EU Directive 2002/91/EC	

ENTRANCE HALL 15' 7" x 6' 3" (4.75m x 1.93m)
Entered via composite door with UPVC double glazed windows to each side. Wall mounted central heating radiator, tiled flooring and with stairs leading off.

CLOAKROOM White WC, wash hand basin, wall mounted central heating radiator and tiled flooring.

LOUNGE 16' 5" x 12' 3" (5.01m x 3.75m) UPVC double glazed bay window, two wall mounted central heating radiators and wood effect laminate flooring. Double doors into

DINING ROOM 10' 0" x 9' 6" (3.06m x 2.9m) Wood effect laminate flooring, wall mounted central heating radiator and UPVC double glazed sliding patio doors providing access into rear garden.

KITCHEN/DINER 17' 3" x 10' 6" (5.26m x 3.21m) Fitted kitchen comprising of a range of base units with contrasting worktops over, wall units, stainless steel sink and drainer with mixer tap over, gas hob with extractor over and oven below. space for dishwasher and space for fridge freezer. Tiled flooring, part tiled walls, wall mounted central heating radiator and two UPVC double glazed windows to rear elevation.

UTILITY ROOM 10' 2" x 5' 4" (3.1m x 1.63m) Wall units, worktop with stainless steel sink and drainer with mixer tap over. Space for tumble dryer and space and plumbing for washing machine. Tiled flooring, UPVC double glazed window to side elevation and part glazed composite door opening to side of property. Door opening into garage.

STAIRS AND LANDING Carpeted flooring, wall mounted central heating radiator. Airing cupboard.

BEDROOM 14' 11" x 11' 8" (4.56m x 3.58m) Double bedroom with carpeted flooring, wall mounted central heating radiator, UPVC double glazed window to front elevation and fitted wardrobes with sliding doors. Door leading to:-

ENSUITE 12' 5" x 5' 0" (3.8m x 1.54m) White suite comprising WC, wash hand basin inset within a vanity unit and walk in shower cubicle. Wall mounted central heating radiator, wood effect laminate flooring and two UPVC frosted double glazed windows to front elevation.

BEDROOM 10' 11" x 9' 4" (3.35m x 2.85m) Carpeted flooring, wall mounted radiator, UPVC double glazed window to rear elevation and fitted wardrobes with sliding doors. Door into:-

ENSUITE White suite comprising WC, pedestal wash hand basin and shower. Laminate flooring wall mounted central heating radiator and UPVC frosted double glazed window to side elevation.



BEDROOM 8' 10" x 7' 8" (2.7m x 2.34m) Bedroom with carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to rear elevation.

BEDROOM 8' 9" x 7' 10" (2.69m x 2.41m) Bedroom with carpeted flooring, wall mounted central heating radiator and UPVC double glazed window to rear elevation. Fitted wardrobe.

BATHROOM 8' 6" x 8' 4" (2.6m x 2.55m) White suite comprising WC, pedestal wash hand basin and corner bath with shower head off taps. Part tiled walls, laminate flooring and UPVC frosted double glazed window to side elevation.

OUTSIDE To the front of the property there is a driveway providing off road parking and access to the integral single garage. Garden laid to lawn and border planted with mature shrubs. To the rear of the property there is a garden with post and panel fencing and hedges predominantly laid to lawn and with patio area and planted with various mature shrubs.







All measurements are approximate and for display purposes only

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