



- 3 Bed Semi Detached House
- Cloakroom/WC
- Utility Room
- Front & Rear Gardens

- Sought After Residential Area
- 25' Dual Aspect Lounge/Dining Room
- Bathroom/WC with Shower

- Scope for Some Updating
- Fitted Kitchen
- Attached Garage

This 3 bedroomed semi detached house is pleasantly situated within this sought after residential estate. With scope for some cosmetic updating, this is an excellent opportunity to create a lovely family home to the purchasers' own taste and requirements. With gas central heating and sealed unit double glazing, the Reception Hall, with storage cupboard leads to the Cloakroom/WC, with low level wash basin and wash basin. The focal point of the 25' dual aspect Lounge/Dining Room is a coal effect electric fire within an ornate Adam style surround. Patio doors open to the rear garden. The Kitchen is fitted with a range of wall and base units with sink unit, split level oven, 4 ring ceramic hob with extractor over and plumbing for a dishwasher and is open to the Utility Room with plumbing for a washer and French door to the rear. Stairs lead from the hall to the First Floor Landing, with access to the loft and cupboard housing the combi boiler. Bedroom 1 is to the rear. Bedroom 2 is to the front and has a range of built in wardrobes with mirror fronted sliding doors. Bedroom 3 is to the front. The Bathroom/WC has a low level wc, pedestal wash basin, double ended bath with mains shower over, part panelled and tiled walls and a chrome towel warmer. The Garage is attached with roller shutter door, electric light and power points.

Externally, the Front Garden is lawned, with a range of shrubs and plants and a block paved driveway to the garage. The Rear Garden has a patio with lawn beyond, tree and shrubs.

Glenthurst Drive is within the popular Chapel House estate, on the Western periphery of Newcastle, with excellent local amenities including schools, shops and pubs. There is easy access to the A69 and A1, with good road and public transport links into the city and other surrounding areas.

Reception Hall 11'8 (max) x 8'8 (max) (3.56m (max) x 2.64m (max))

Cloakroom/WC 4'4 x 3'2 (1.32m x 0.97m)

Lounge 25'6 x 11'0 (7.77m x 3.35m)

Kitchen 13'6 x 7'11 (4.11m x 2.41m)

Utility Room 7'8 x 7'6 (2.34m x 2.29m)

First Floor Landing

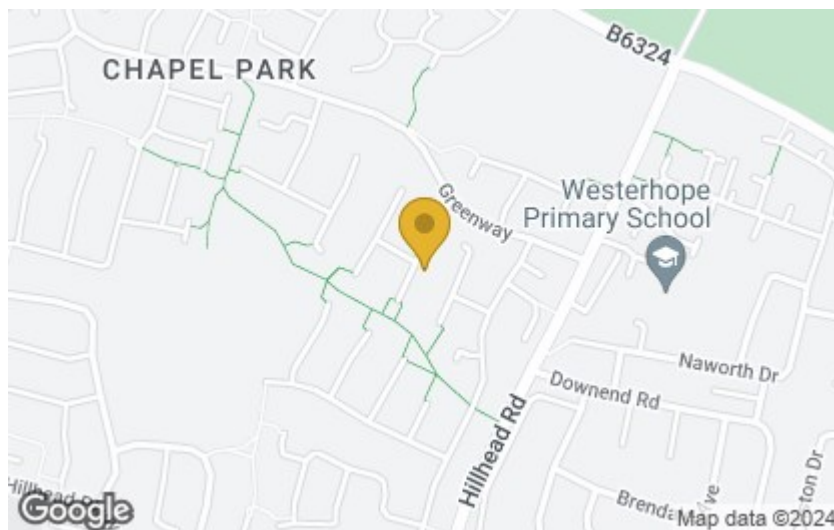
Bedroom 1 12'2 x 10'6 (+dr recess) (3.71m x 3.20m (+dr recess))

Bedroom 2 10'9 x 10'6 (+dr recess) (3.28m x 3.20m (+dr recess))

Bedroom 3 8'9 x 7'9 (2.67m x 2.36m)

Bathroom/WC 8'11 x 6'6 (2.72m x 1.98m)

Garage



Energy Performance: Current D Potential B
 Council Tax Band: C
 Distance from School: Westerhope Primary School: 0.3 Miles
 Distance from Newcastle International Airport: 4.2 Miles
 Distance from Newcastle Central Railway Station: 6.2 Miles
 Newcastle City Council 0191 2787878

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.