



## 7 Glebe View, Ryton, NE40 4FG

£359,995

Welcome to this stunning detached house, located in a highly sought-after area, offering a picturesque view that is sure to captivate you. Step inside and be greeted by an impressive entrance hallway, setting the tone for the elegance that awaits. The ground floor boasts a convenient WC, ensuring practicality for you and your guests. The living room is adorned with beautiful feature panelling on one wall, adding a touch of sophistication. The dining area seamlessly flows into the modern kitchen, which is equipped with double ovens, an eye-level microwave, a fridge/freezer, and a dishwasher. The bi-folding doors in the kitchen open up to reveal a charming rear patio, perfect for entertaining or enjoying peaceful moments outdoors. Additionally, there is easy access to a utility room, providing additional storage and functionality. As you ascend to the first floor, you will find a spacious landing leading to the master bedroom, complete with an en-suite shower room for your convenience. Three additional double bedrooms offer ample space for family members or guests. A well-appointed family bathroom features a luxurious four-piece suite, ensuring a tranquil and rejuvenating bathing experience.

The property boasts beautifully landscaped gardens both at the front and rear, the rear being South West facing, providing a delightful outdoor space to relax and unwind. A driveway and garage, equipped with power and lighting, offer ample parking and storage solutions. Luxury vinyl flooring adorns the house, adding a touch of opulence to each room. For those who value connectivity, Ethernet cables are installed throughout the property, ensuring high-speed internet access.

Furthermore, all televisions are hard-wired for seamless entertainment experiences. In conclusion, viewing this property is essential to fully appreciate this fantastic family home. Don't miss out on the opportunity to own this beautifully presented and thoughtfully designed detached house. **FREEHOLD.**

## ENTRANCE HALLWAY

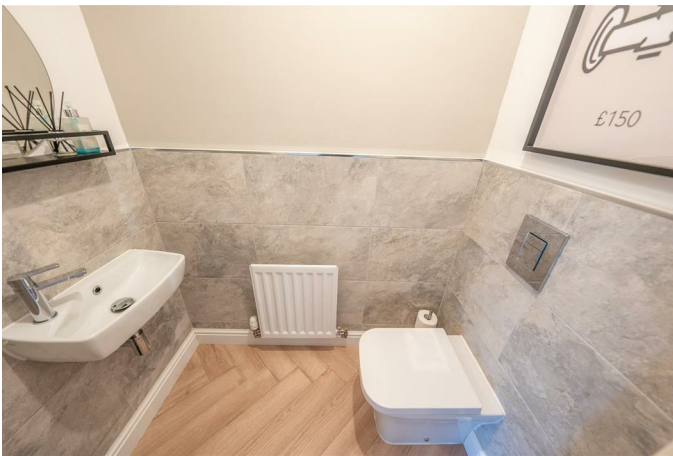


## UTILITY ROOM

10'6" x 5'4" (3.22m x 1.64m)



## GROUND FLOOR W/C



## FIRST FLOOR



## LIVING ROOM

19'2" x 11'1" (5.86m x 3.39m)



## MASTER BEDROOM

17'5" x 11'1" (5.32m x 3.38m)



## DINING KITCHEN

21'7" x 10'7" (6.58m x 3.23m)



### EN-SUITE SHOWER ROOM

10'5" x 7'3" (3.20m x 2.22m)



### FAMILY BATHROOM

9'2" x 6'11" (2.80m x 2.12m)



### BEDROOM TWO

11'10" x 11'1" (3.61m x 3.38m)



### EXTERNAL



### GARAGE

17'7" x 8'0" (5.36m x 2.46m)

### MATERIAL INFORMATION

FLOOD RISK - No risk

LOCAL AUTHORITY - Gateshead

BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast

MOBILE COVERAGE - EE, Vodafone, Three, O2

### BEDROOM THREE

14'7" x 8'2" (4.47m x 2.51m)



### Property disclaimer

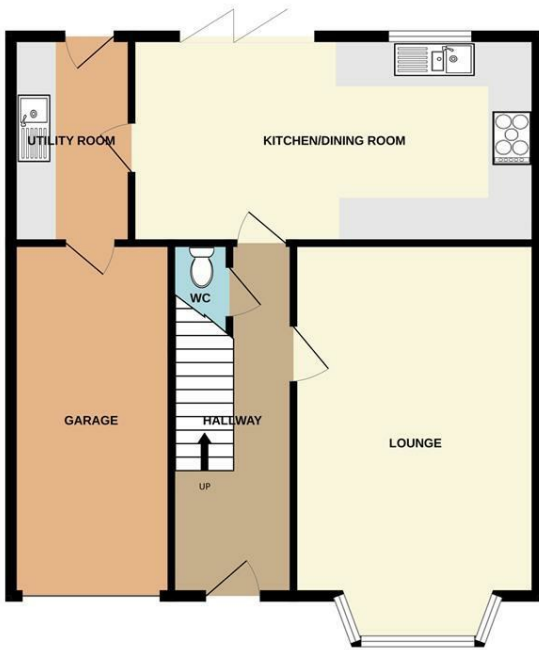
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

### BEDROOM FOUR

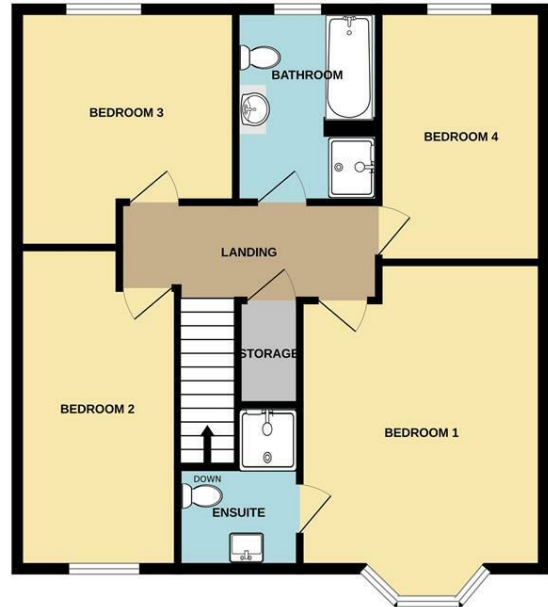
12'2" x 7'8" (3.73m x 2.34m)

# Floor Plan

GROUND FLOOR



1ST FLOOR



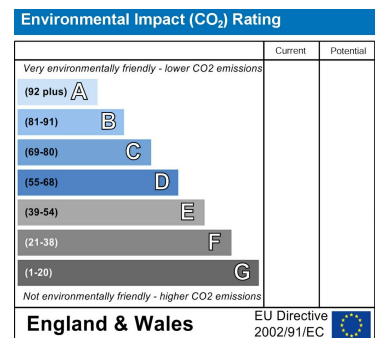
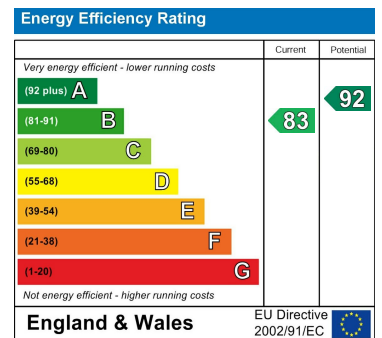
NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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