



Glenhurst Drive, Whickham, Newcastle Upon Tyne

Three bedroom detached house in need of renovation. The property is situated on a corner plot, close to good schools, transport links and shops. The accommodation comprises, Entrance door to porch, hallway, lounge/dining room, garden room, kitchen, utility room, three bedrooms and bathroom with single garage and driveway. Externally there are mature gardens to the front and rear.

£249,950

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ENTRANCE DOOR

PORCH



HALLWAY

LOUNGE/DINING

13' 2" x 24' 8" (4.01m x 7.52m)

Double glazed windows, open plan dining and garden room, central heating radiator, laminate wood flooring, door to rear garden.



LOUNGE/DINING (ADDITIONAL PHOTO)



LOUNGE/DINING (ADDITIONAL PHOTO)



GARDEN ROOM

8' 2" x 11' 8" (2.49m x 3.56m)

Double glazed windows and door to rear garden.



KITCHEN

11' 7" x 11' 9" (3.53m x 3.58m)

Double glazed window, fitted kitchen units with tiled work surfaces, enamel sink unit, mixer tap, electric cooker point, plumbing for washing machine or



UTILITY ROOM

8' 2" x 9' 3" (2.49m x 2.82m)

Double glazed window, ceramic tile floor.

BEDROOM ONE

12' 9" x 9' 3" (3.89m x 2.82m)

Double glazed window, central heating radiator, fitted wardrobes to wall, storage cupboard.



BEDROOM TWO

9' 2" x 11' 4" (2.79m x 3.45m)

Double glazed window, central heating radiator, fitted wardrobes to wall.

BEDROOM THREE

8' 9" x 6' 9" (2.67m x 2.06m)

Double glazed window, central heating radiator.

BATHROOM

Double glazed window, WC, bath, wash basin, towel rail.



SINGLE GARAGE

EXTERNALLY

Corner plot with front and rear gardens, mature shrubs and trees, driveway parking for car.



Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		