



Glaisdale Road | Benton | NE7 7NH

£395,000

Viewing comes recommended on this attractive semi detached house located on this much sought after residential road. This fabulous family home benefits from a range of quality fixtures and fittings and had been remodelled to incorporate a 28 ft dining kitchen with centre island, granite work surfaces and integrated appliances. There is a lovely mature garden to the rear together with ample off street parking to the front with electric car charging point. The property is conveniently located close to excellent schools, bus and metro links as well as being a short distance to the Freeman Hospital.

The property comprises reception hallway with original parquet block flooring and ground floor WC. There is a cosy sitting room to the front with shutters to window. To the rear is a full width dining kitchen with centre island and integrated appliances. To the first floor are 3 double bedrooms and a quality fitted 4 piece bathroom suite with separate shower. There is also large boarded loft space with Velux window which offers great potential for further development. Externally to the rear is a lovely mature garden with patio area with paved driveway to the front providing ample off street parking. There is an attached garage with double metal doors and an electric car charging point. The property also benefits from modern UPVC double glazing and gas fired central heating via combination boiler.

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Attractive semi detached house

3 double bedrooms

28 ft dining kitchen

Ample off street parking

**Quality fitted 4 piece
bathroom suite**

**Close to excellent schools, bus
and metro links**

For any more information regarding the property please contact us today

**ENTANCE DOOR LEADS TO:
RECEPTION HALL**

Double glazed entrance door, double glazed window, staircase to first floor with spindle banister, radiator.

W.C.

Low level WC, wash hand basin, radiator.

SITTING ROOM 15'7 x 12'4 (into alcove) (4.75 x 3.76m)

Double glazed window to front, coving to ceiling, radiator, shutter to window.

DINING KITCHEN 28'7 x 11'6 into 6'4 (8.71 x 3.51-1.93m)

Fitted with a range of wall and base units with centre island and granite work surfaces, 1 ½ bowl sink unit, built in electric oven, built in induction hob, integrated larder, fridge, freezer, dishwasher, and wind chiller, laminate flooring, two radiators, door to garage, double glazed window to rear, double glazed door to rear.

HALF LANDING

Double glazed stained glass window.

FIRST FLOOR LANDING

Access to roof space via loft ladder with boarded loft space and Velux window.

BEDROOM ONE 15'8 x 11'9 (into alcove) (4.78 x 3.58m)

Double glazed window to front, radiator.

BEDROOM TWO 11'10 (into alcove) x 13'9 (3.61 x 4.19m)

Double glazed window to rear, radiator.

BEDROOM THREE 9'11 x 8'11 (3.02 x 2.72m)

Double glazed window, built in cupboard, radiator.

FAMILY BATHROOM

Four piece suite comprising: panelled bath, wash hand basin with set in vanity units, step in shower cubicle, low level WC, tiled walls, heated towel rail, extractor fan, double glazed frosted window to side and rear.

FRONT GARDEN

Mainly paved, wrought iron gates, driveway.

REAR GARDEN

Laid mainly to lawn, patio, flower, tree and shrub boarders, fenced boundaries, garden shed.

GARAGE

Attached, combination boiler, space for washing machine, double metal doors.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: D

GS00015868.DJ.PC.13.10.25.V.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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