



Glendale Close, Winlaton, Tyne And Wear, NE21 6HD

*****CHAIN FREE - REFURBISHMENT REQUIRED*****

Three bedroom semi-detached house on the popular Hanover Estate. The property comprises of entrance hallway, lounge/dining room, kitchen, utility room and further reception room/fourth bedroom to the ground floor. To the first floor are three bedrooms, a bathroom and separate W/C. Externally the property benefits from front and rear gardens. Parking available on street. Early viewing essential to avoid disappointment! EPC rating D.



*****CHAIN FREE*****

Updating Required

Semi-Detached House

Three/Four Bedrooms

Gardens

EPC Rating D

£150,000

Lounge/Diner 25' 8" x 11' 3" (7.82m x 3.44m) max

Kitchen/Breakfast Room 10' 8" x 8' 11" (3.25m x 2.71m)

Fitted with a range of wall and base units.

Utility room 8' 5" x 8' 6" (2.56m x 2.59m)

Space for freestanding appliances (not included).

Reception Room/Fourth Bedroom 17' 1" x 8' 0" (5.20m x 2.43m)

This useful room could be used as a further reception room, home office, play room or fourth bedroom as required.

Bedroom 1 11' 10" x 9' 10" (3.60m x 2.99m) max

Fitted storage.

Bedroom 2 10' 5" x 9' 0" (3.18m x 2.74m)

Cupboard housing gas fired boiler.

Bedroom 3 8' 7" x 7' 9" (2.62m x 2.35m) max

Bathroom 5' 10" x 5' 5" (1.77m x 1.64m)

Bath with shower over, wash basin.

Separate W/C 4' 8" x 2' 6" (1.41m x 0.76m)

W/C.

Externally

This property is situated on a pedestrian walkway. Gardens to the front and rear. Parking available on street.

Additional information

We understand this property is freehold. Council tax band C. EPC rating D.

Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.





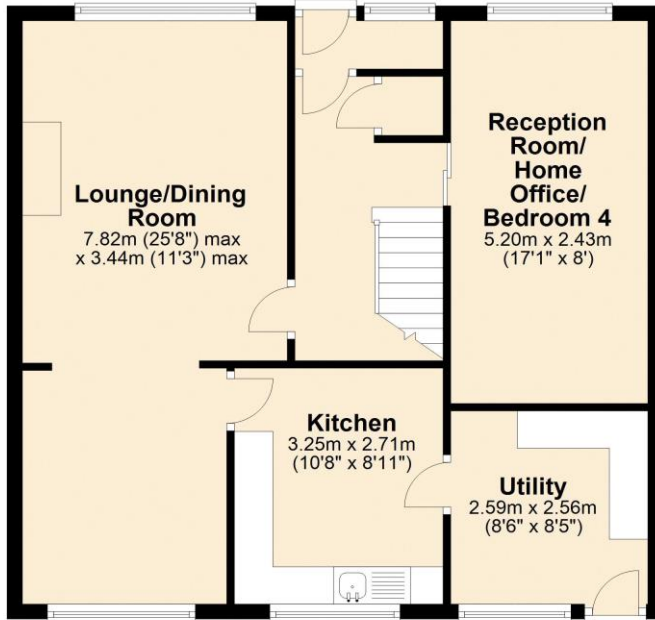
EPC Graph (full EPC available on request)

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

Floorplan

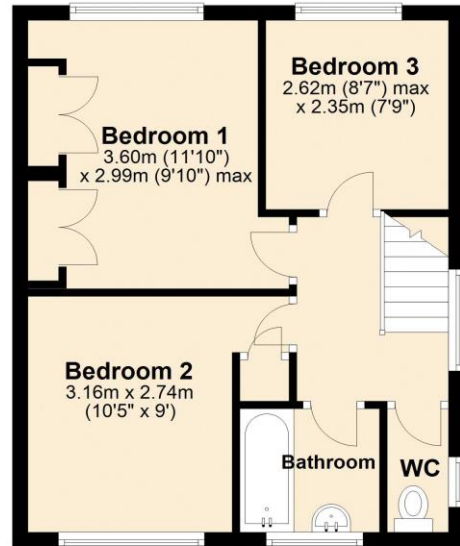
Ground Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



Total area: approx. 98.5 sq. metres (1060.1 sq. feet)

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