



- 3 Bed Semi Detached House
- Dining Room with Patio Doors
- Integral Garage
- Fabulous Opportunity

- Would Benefit from Cosmetic Updating
- Fitted Kitchen
- Front & Rear Gardens
- Lounge with Fireplace
- En Suite Shower & Family Bathroom
- Sought After Location

A fabulous opportunity to purchase a 3 bedroomed semi detached house, within this highly sought after development. This property would benefit from some cosmetic updating and is ideal for someone wanting to create a lovely home to their own taste and requirements. With electric heating and sealed unit double glazing, the Entrance Hall opens to the Lounge, the focal point of which is a coal effect fire within an attractive polished wood surround. The open plan Dining Room has patio doors leading to the rear garden. The Kitchen is fitted with a range of wall and base units with sink unit, concealed extractor hood over the cooker area and there is a door to the rear garden. Stairs lead from the dining room to the First Floor Landing, with airing cupboard housing the hot water cylinder and access to the loft. Bedroom 1 is to the rear and has a good range of fitted wardrobes, bedside cabinets and overhead storage cupboards and an En Suite Shower/WC, fitted with a low level wc, pedestal wash basin and shower cubicle with mains shower. Bedrooms 2 and 3 are both to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with tiled surrounds and towel warmer. There is an Integral Garage with roller shutter door.

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

The Glade is pleasantly situated within Abbey Farm, well placed for local amenities including schools, excellent access to the A9 and good road and public transport links to surrounding areas and into the city.

**Entrance Hall 5'9 x 3'0 (1.75m x 0.91m)**

**Lounge 14'4 x 11'8 (4.37m x 3.56m)**

**Dining Room 10'8 x 13'0 (max) (3.25m x 3.96m (max))**

**Kitchen 9'6 x 9'2 (2.90m x 2.79m)**

**First Floor Landing**

**Bedroom 1 14'0 x 9'8 (4.27m x 2.95m )**

**En Suite Shower/WC 6'3 x 5'8 (1.91m x 1.73m)**

**Bedroom 2 11'9 x 10'4 (3.58m x 3.15m)**

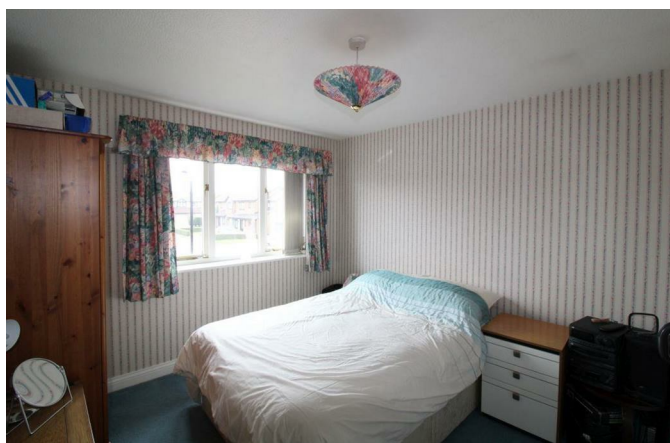
**Bedroom 3 9'7 x 8'3 (2.92m x 2.51m)**

**Bathroom/WC 6'9 x 5'8 (2.06m x 1.73m)**

**Integral Garage**







Energy Performance: Current D Potential B

Council Tax Band: C

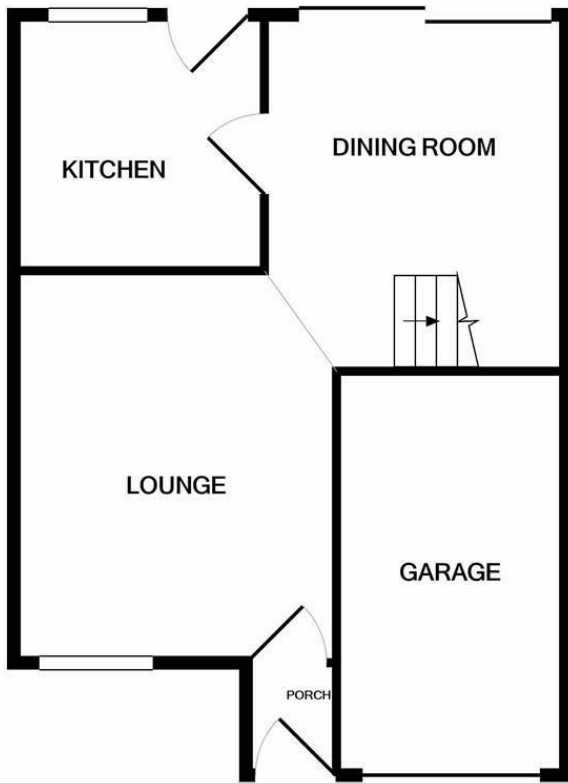
Newcastle City Council: 0191 278 7878

Walbottle Primary School: 0.5 Miles

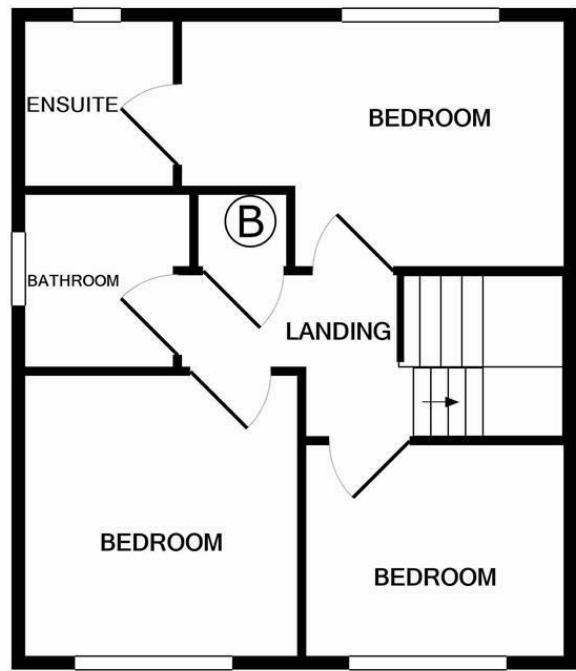
Walbottle Campus: 0.7 Miles

Newcastle Central Railway Station: 6.5 Miles

Newcastle International Airport: 5.7 Miles



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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