



## 3 bed semi-detached house to buy in NE12

Glebe Road, Newcastle upon Tyne, Tyne and Wear, NE12 7NA

**£185,000** Offers Over

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Three Bedroom Semi-Detached
- ✓ Popular Residential Location
- ✓ Double Driveway
- ✓ Ideal First-Time Buy Or Family
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are delighted to welcome to the market this charming and beautifully presented three-bedroom semi-detached home situated within the popular residential area of Forest Hall. Offering spacious accommodation throughout, this lovely property is sure to appeal to a range of buyers including first-time purchasers, growing families and those looking to upsize.

The property benefits from a double driveway providing ample off-street parking and internally comprises a bright and spacious open-plan lounge and dining area, creating a warm and inviting space ideal for both relaxing and entertaining guests. The well-presented kitchen offers additional seating space, making it perfect for casual dining and everyday family living.

To the first floor, the property offers three well-proportioned bedrooms providing a blend of comfort and practicality. Two of the bedrooms are generous doubles, one benefitting from built-in mirrored wardrobes, whilst the third bedroom still comfortably accommodates a double bed, making it a versatile space suitable for a bedroom, nursery or home office. The accommodation is completed by a tastefully styled family bathroom fitted with a modern three-piece suite.

Externally, the rear garden has been designed with low maintenance in mind and features decking, faux grass, a substantial shed and an impressive bar area, creating an excellent outdoor space for entertaining and enjoying the warmer months.

Further enhancing the appeal of the property is its fantastic location, offering easy access to a range of local amenities including well-regarded schools, shops, transport links and Newcastle City Centre.

Overall, this is a fantastic opportunity to acquire a wonderful family home in a sought-after location and early viewing is highly recommended. Please contact Pattinson Forest Hall on 0191 215 0677 or email [forest.hall@pattinson.co.uk](mailto:forest.hall@pattinson.co.uk) to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £185,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## External

To the front is a double driveway providing off-street parking.



## Living Room

3.75m x 3.78m (12'3" x 12'4")

Bright and spacious lounge situated to the rear aspect of the property, featuring a double-glazed window allowing plenty of natural light throughout. The room benefits from a stylish feature wall with an electric fireplace, creating a warm and cosy focal point. Open-plan into the dining room, this space is ideal for both relaxing and entertaining.



## Dining Room

3.56m x 2.89m (11'8" x 9'5")

Well-proportioned dining room open from the lounge, providing plenty of space for a family dining table and additional furnishings. A versatile room perfect for family meals, hosting guests or everyday living, with easy access through to the kitchen.



## Kitchen

4.61m x 3.46m (15'1" x 11'4")

Stylish and well-appointed kitchen fitted with a range of modern wall and base units complemented by contrasting work surfaces and ample storage space. The room benefits from a practical layout with integrated seating and dining space, creating a sociable atmosphere ideal for everyday living. A double-glazed window allows plenty of natural light throughout, whilst the additional seating/snug area and access out to the rear garden further enhance the versatility of this fantastic family space.



## Additional Kitchen photo

Seating area in the kitchen creating a sociable atmosphere.



## Bedroom 1

3.35m x 3.06m (10'11" x 10'0")

Excellent-sized bedroom benefiting from built-in mirrored wardrobes, offering great storage solutions.



## Bedroom 2

3.58m x 2.97m (11'8" x 9'8")

Generous double bedroom situated to the front aspect with ample space for furnishings.



## Bedroom 3

2.50m x 2.48m (8'2" x 8'1")

Versatile third bedroom which is currently able to accommodate a double bed, making it ideal as a bedroom, nursery, dressing room or home office.



## Bathroom

2.29m x 1.77m (7'6" x 5'9")

Family bathroom fitted with a three-piece suite comprising bath with shower over, wash hand basin and low-level WC.



## Garden

Beautifully presented rear garden designed with low maintenance in mind, featuring a raised decking area and faux grass, making it an ideal space for relaxing or entertaining. The garden further benefits from a substantial shed providing excellent storage, alongside a fantastic bar area perfect for social gatherings and enjoying the warmer months.

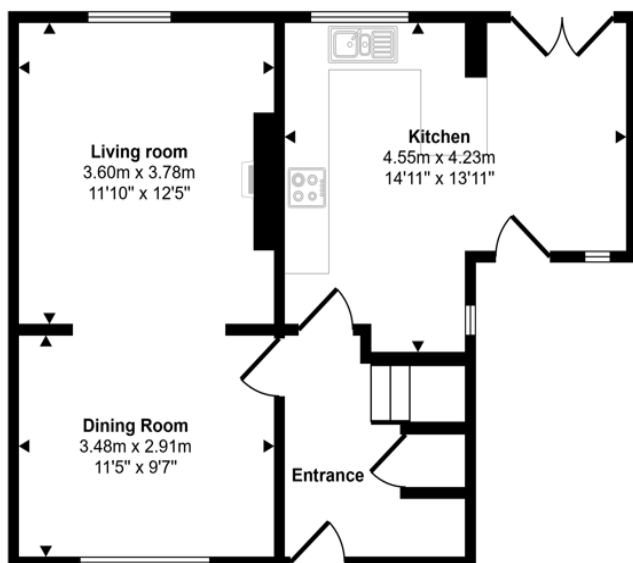


## Garden room and bar area

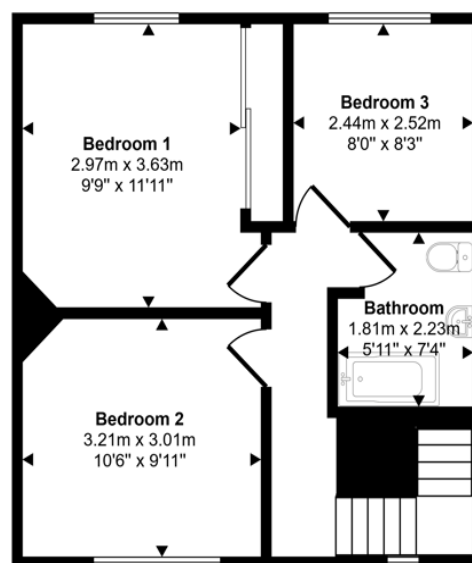
Fantastic outdoor bar and entertainment space positioned within the rear garden, offering a sheltered seating area ideal for hosting family and friends throughout the year. A unique and sociable addition to the property, perfect for relaxing and entertaining. Generous detached shed currently utilised as a games room, creating a versatile additional space with a cosy and inviting feel. Ideal for use as a hobby room, entertainment space, home bar extension or additional storage.



Approx Gross Internal Area  
90 sq m / 968 sq ft



Ground Floor  
Approx 48 sq m / 518 sq ft



First Floor  
Approx 42 sq m / 450 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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