



72 Glebe Terrace, Gateshead, NE11 9NQ

£129,950

Welcome to this charming terraced house located on Glebe Terrace in the sought-after area of Dunston, Gateshead. This property is ideally situated for those who value convenience, with excellent transport links and local amenities just a stone's throw away. As you enter, you are greeted by a spacious entrance hallway that leads to a living room, featuring a bay window that floods the space with natural light, could make a lovely ground floor bedroom. Dining room with a lovely feature fireplace, perfect for cosy evenings, complete with another bay window that enhances the room's appeal. The kitchen is well-equipped with an integrated double oven and a plinth heater, making it both functional and inviting. The first floor landing provides access to three well-proportioned bedrooms, offering ample space for family living or guests. The family bathroom is conveniently located to serve all bedrooms. Outside, the property boasts gardens to both the front and rear, providing a lovely outdoor space for relaxation or entertaining. Additionally, there is a garden shed for storage and a garage, adding to the practicality of this home. This terraced house offers spacious and versatile accommodation throughout, making it an excellent choice for families or those looking for a comfortable living space. We highly recommend viewing this property to fully appreciate its charm and potential.

ENTRANCE HALLWAY



FIRST FLOOR LANDING



LIVING ROOM/GROUND FLOOR BEDROOM

16'1" into bay x 11'7" (4.92m into bay x 3.54m)



DINING/FAMILY ROOM

18'3" x 12'10" red to 10'1" (5.58m x 3.92m red to 3.09m)



KITCHEN

11'6" x 6'3" (3.53m x 1.93m)



BEDROOM ONE

13'9" x 10'9" (4.21m x 3.30m)



BEDROOM TWO

10'4" x 9'7" (3.15m x 2.94m)



BEDROOM THREE

8'9" x 7'1" (2.69m x 2.17m)



BATHROOM

6'9" x 5'4" (2.08m x 1.65m)



EXTERNAL



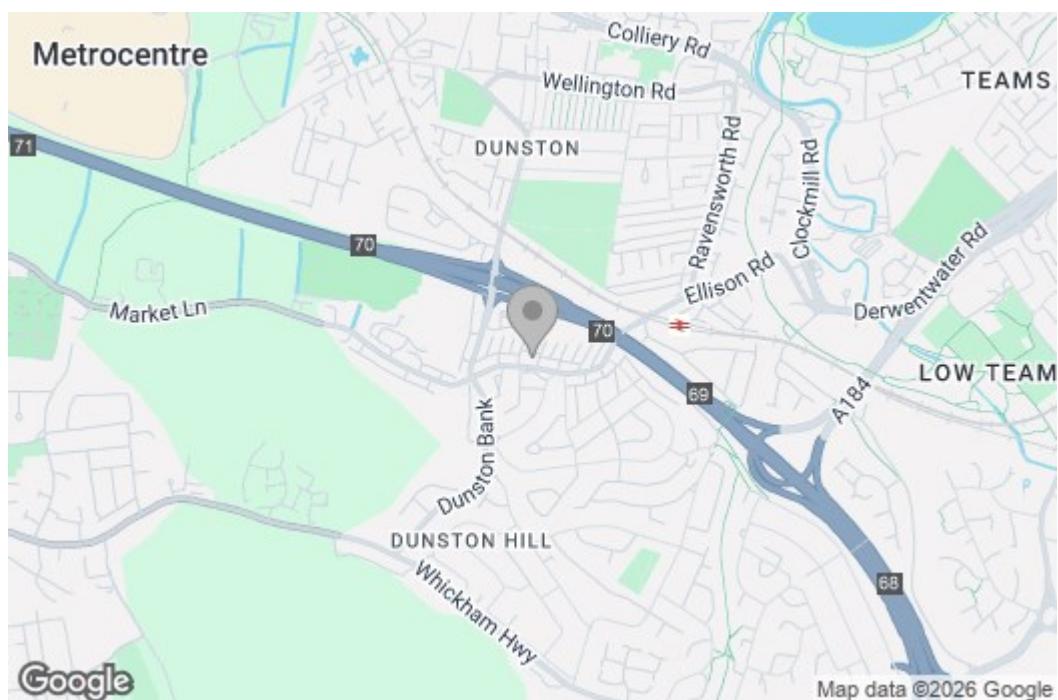
Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification

have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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