



**7 Glendale Gardens,
Offers Over £220,000**

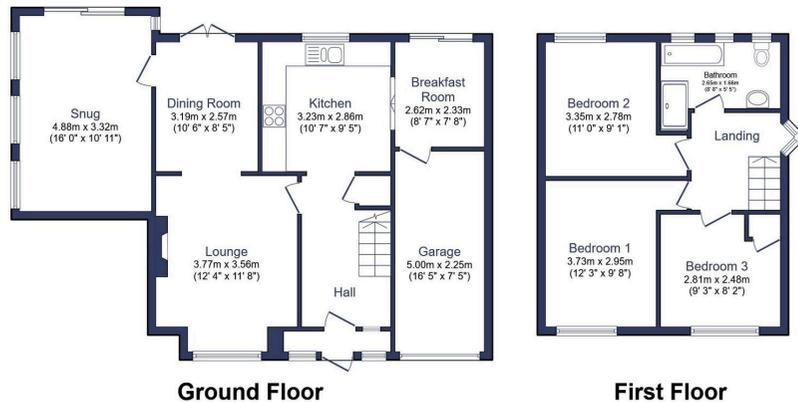
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- Detached Family Home
- Corner Plot
- Three Well Proportioned Bedrooms
- 4-Piece Family Bathroom
- Front Aspect Living Room & Separate Dining Space
- Additional Rear Aspect Living Room/Home Office
- Impressive Kitchen/Breakfast Room
- Fantastic Decorative Order Throughout
- Multi-Car Driveway & Garage
- Great Residential Location



A stunning detached home within the ever popular Wansbeck Estate in Stakeford. Sitting on a South Easterly facing corner within a peaceful cul-de-sac, this spotless house offers a great deal of internal accommodation for your money. At first floor level, all three bedrooms are well proportioned & are supported by a newly re-fitted four piece family bathroom with great sized shower cubicle. It's a ground floor level where this home really stands out with three separate reception areas that includes an inviting front aspect living room, a dining room to the rear with direct access to a recently landscaped enclosed garden, as well as a further sitting room or snug that could have multiple uses including a 4th bedroom or home office space (again offering direct garden access). The modern kitchen/breakfast room sits behind the integral garage and once again grants immediate access to your private enclosed garden.



Total floor area 121.8 m² (1,311 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Energy performance certificate (EPC)																																		
7 Clonsdale Gardens CLONSDALE NE50 5WJ	Energy rating C	Valid until: 31 August 2033																																
Property type Detached house		Certificate number: 2160-3661-7170-2002-9101																																
Total floor area 103 square metres																																		
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions)																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be B.																																		
See how to improve this property's energy efficiency.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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<https://find-energy-certificates.service.gov.uk/energy-certificates/2160-3661-7170-2002-9101/properties>

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