



21 Addington Crescent  
, North Shields, NE29 7PZ

**£339,950**



Trading Places



## 21 Addington Crescent

, North Shields, NE29 7PZ

Trading Places are delighted to bring to the market this fantastic two bedroom, detached bungalow nestled in the desirable location of Addington Crescent, North Shields which offers a wide range of amenities. It is close to major road and rail links providing ease of access to other local towns, the coast and Newcastle City centre. The property is a short drive to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands beach. The vibrant Fish Quay and the newly regenerated Northumberland Park is also close by.

This charming bungalow boasts spacious living spread over one floor and benefits from high quality fixtures and fittings, briefly comprising of: entrance hallway, spacious living/dining room, kitchen/breakfasting room, two double size bedrooms, en-suite and bathroom. To the rear of the property is a spacious westerly facing rear garden with side access to the front of property. This home also benefits from a double length single garage offering additional storage. To the front of the property is block paving to allow for off street parking.

Rarely does an opportunity arise to purchase a bungalow like this, an early viewing is strongly advised, contact Trading Places on 0191-2511189 to arrange yours. EPC Rating D. Council Tax C.

### Entrance Hallway

This welcoming hallway is bright, spacious and airy. Doors leading to living room, kitchen, two double bedrooms and bathroom. Benefits from large storage cupboard, double radiator and decorative panelled walls.

### Living/Dining Room

22'3" x 13'11" (6.78m x 4.24m)

This is a fantastic entertainment space easily accommodating a six seater dining table and benefitting from a separate living space. Double glazed bay window and single window allow for natural light. Two double radiators, and gas fire with marble insert and timber surround.

### Kitchen

14'6" x 7'10" (4.42m x 2.39m)

Modern kitchen incorporating wall, base and draw units with contrasting worktops. Stainless sink with mixer tap, integrated dishwasher, built in eye level electric oven and gas hob. Built in fridge and freezer. Double glazed window giving outlook to rear gardens and archway leading to breakfasting area.

### Breakfasting Area

10'2" x 9'10" (3.10m x 3.02m)

This additional space was added on by current owners to offer versatile living space. Currently used as a breakfasting area it benefits from double glazed patio doors giving access to rear garden. Radiator and door leading to garage.





#### Bedroom One

15'2 x 11'1 (4.62m x 3.38m)

This is a bright and spacious bedroom to the front of the property. Double glazed window with decorative upper panes, fitted wardrobes, radiator and coving. Door leading to en-suite.

#### En-suite

This welcomed addition to the master bedroom is modern and functional. Vanity wash basin with cupboard below and low level WC

#### Bedroom Two

13'3 x 12'11 (4.04m x 3.94m)

To the front of the property, this double bedroom incorporates fitted wardrobes, double glazed window, and radiator.

#### Bathroom

This spacious bathroom is accessed from the hallway. Incorporating large shower enclosure with shower, low level WC and vanity washbasin with storage below. Panelled bath, tiled floors and walls, double radiator and double glazed window makes this a functional and relaxing space.

#### Garage

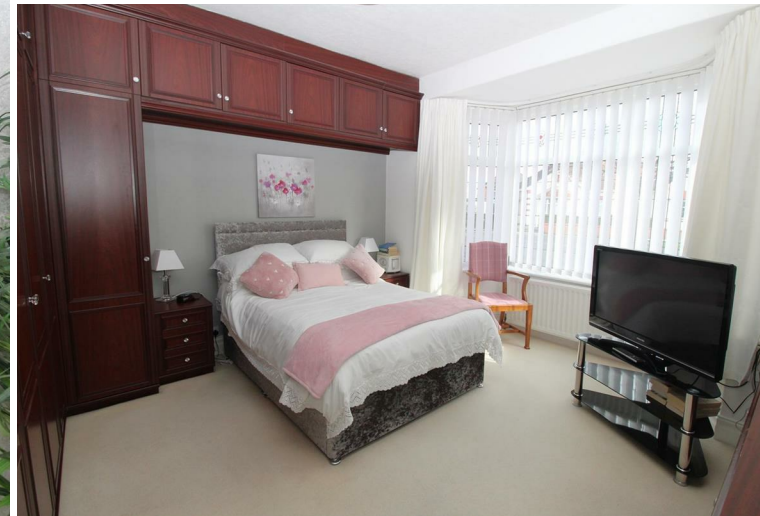
Access from both the front gardens and breakfasting room this functional garage is double in length and can be used for a variety of purposes. Electrics, lighting and plumbing and space for washing machine and dryer.

#### Front Gardens

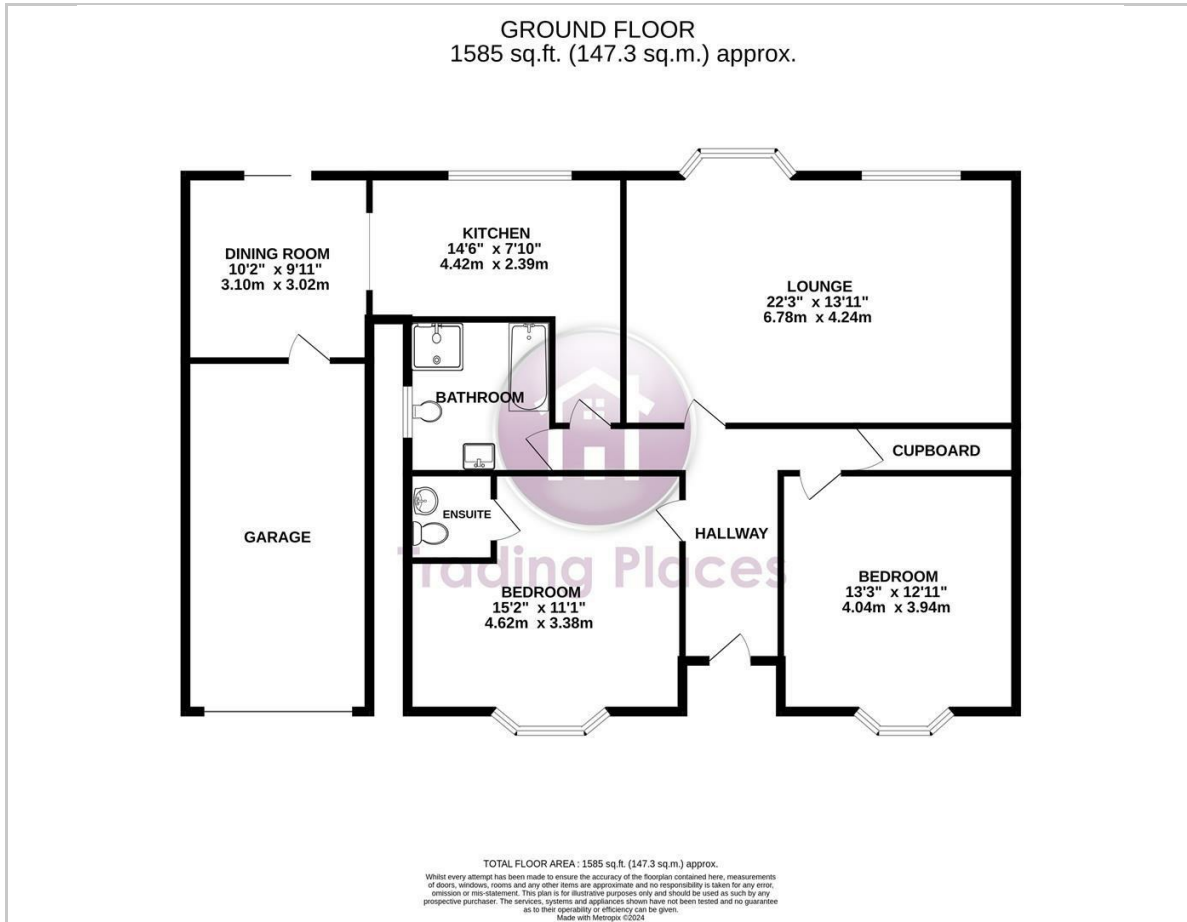
Attractive front gardens, with driveway. Ramp access to front door. Wall boundaries and mature shrubs and flowers offers fantastic curb appeal to this detached bungalow.

#### Rear Gardens

Private spacious westerly facing rear garden with well stock borders , lawned area and raised decking area.



## Floor Plan



## Viewing

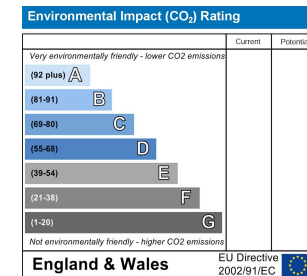
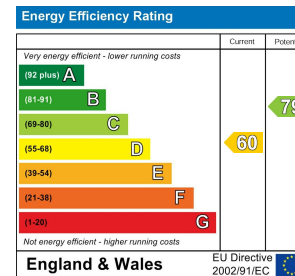
Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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