

FOR
SALE

13 GLANTON ROAD, NORTH SHIELDS NE29 8LJ
£225,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED PROPERTY
- RESIDENTIAL LOCATION
- OPEN PLAN RECEPTION ROOMS
- CLASSIC KITCHEN
- MODERN BATHROOM
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM ONE
12'1" x 11'5"

RECEPTION ROOM TWO
11'8" x 11'6"

KITCHEN
12'7" x 10'10"

LANDING

BEDROOM ONE
11'2" x 10'3"

BEDROOM TWO
11'3" x 10'4"

BEDROOM THREE
6'10" x 6'8"

BATHROOM WC
7'5" x 6'8"

GARAGE
19'2" x 8'0"

FRONT GARDEN

REAR GARDEN

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This semi-detached property is located in a sought after residential area. It enjoys a variety of features and is ideal for a range of buyers.

With over 950 square foot of accommodation this three bedroom property is set over two floors. The ground floor consists of an entrance hallway with doors to a reception room and kitchen. The reception room is open plan to a further reception room with doors giving access to the garden. The classic kitchen benefits from a range of units with contrasting worktops and doors leading to the garage and rear garden. To the first floor, there are three bedrooms and a family bathroom benefitting from a panelled bath with walk in shower, vanity washbasin and low level WC. Externally there is a front garden with driveway parking, an attached garage and a West facing rear garden.

The fabulous location and huge potential of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and includes the metro system, the local schools are highly sought after and the diverse scenery makes it attractive to retired couples, young couples, first time buyers and families.

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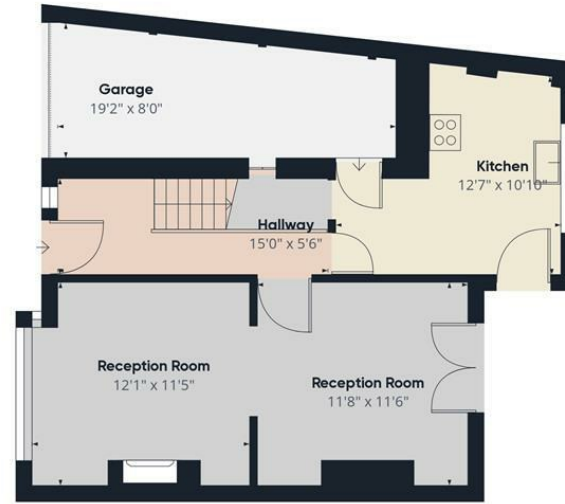
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13 GLANTON ROAD
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FLOORPLAN

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Floor 0



Floor 1

Approximate total area^m
954 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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