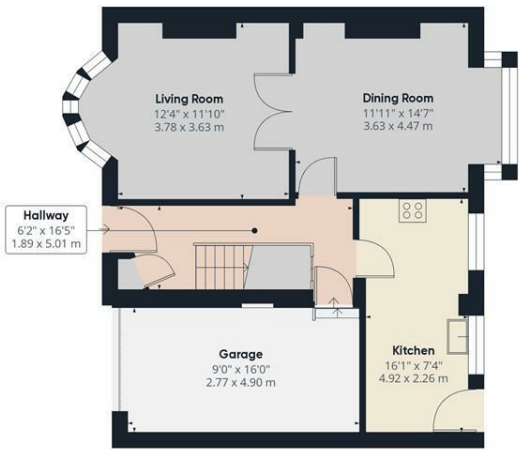




Glendale Grove, North Shields



Ground Floor



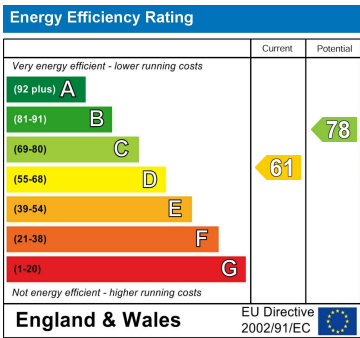
Floor 1

Approximate total area<sup>(1)</sup>  
1138.59 ft<sup>2</sup>  
105.78 m<sup>2</sup>

(1) 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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Offers Over £230,000

**Important Information**  
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.



Description

Best and Final offer by Tuesday 22nd April 2025 at 11am.

BRIGHT AND WELL SIZED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN A QUIET CUL-DE-SAC IN NEED OF MODERNISATION - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this bright and spacious three bedroom semi-detached family home, situated within a quiet cul-de-sac in North Shields. Benefitting from two generous reception spaces, three good sized bedrooms, fitted kitchen and bathroom, complete with driveway and garage. The family feel and potential of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Briefly comprising: Entrance porch into the light and ample hallway with stairs to the first floor, two integral storage cupboards and access to both the dining room and kitchen. The generous living room houses an original bay window to the front accompanied with double doors to the dining room flooding the space with natural light. The feature fireplace with gas fire finishes the room. Progressing into the rear of the home, the dining room mirrors the space.

Adjacent to the dining room the solid wood kitchen has several fitted base units and space for under counter appliances. A door offers access to the rear garden.

To the first floor are three good sized bedrooms which all provide fitted storage and two of which are doubles. Completing the home the family bathroom consists of partially tiled walls, panelled bath with shower overhead, hand basin and WC, whilst an integral storage cupboard houses the boiler and shelving.

Externally to the rear is a considerable private garden with a well maintained lawn and secure fenced boundary. To the front is a paved driveway with access to the garage, aside a small maintained garden with mature shrubs.

North Shields is a sought after area providing great road, rail links and bus routes to Newcastle City centre and surrounding towns. With a good array of amenities, schools and local shops, a short car journey will ensure you make the most of the regenerated Fish Quay and Tynemouth Village, both offering a great selection of restaurants and cafes.

Hallway  
6'2" x 16'5"

Living Room  
12'4" x 11'10"

Dining Room  
11'10" x 14'7"

Kitchen  
16'1" x 7'4"

Landing  
4'0" x 7'10"

Bedroom One  
9'1" x 15'3"

Bedroom Two  
9'0" x 12'2"

Bedroom Three  
7'4" x 7'10"

Bathroom  
7'4" x 8'3"

Garage  
9'1" x 16'0"

Front & Rear Garden

Tenure  
Freehold

