



## Glendale Avenue

### North Shields

A fabulous, extended, semi-detached bungalow, located within this highly sought after location. Close to local bus routes, shops, amenities and within excellent proximity to major transport routes. The bungalow is immaculate throughout and substantially re-designed and updated by the current owners. An impressive hallway welcomes you, through to the spacious lounge with feature bay window, feature fireplace and stylish electric fire, beautifully updated and re-fitted dining kitchen and sitting area, with stylish and contemporary kitchen, integrated appliances and French doors out to the garden, separate utility room, access to both the private rear garden and an additional front patio, providing access through to the front driveway. Two spacious bedrooms, the principle, bedroom with French doors out to the garden, luxurious, re-fitted shower room. Stunning, well-maintained gardens with patios, lawned area, shed, spacious driveway to the front.

# £290,000

ROOK  
MATTHEWS  
SAYER

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Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: half height feature panelling, cornice to ceiling, laminate flooring, door to:

ENTRANCE HALLWAY: impressive hallway, radiator, loft access with pull down ladders which we understand is part boarded for storage purposes, door to:



LOUNGE: (front): 16'0 x 12'0, (4.88m x 3.66m), into alcoves and feature double glazed bay window, attractive feature fireplace, modern electric fire, radiator, cornice to ceiling

DINING KITCHEN: (rear): 21'5 x 13'9, (6.53m x 4.19m), a stunning, re-designed and re-fitted family dining kitchen, beautifully presented, incorporating a range of stylish and contemporary base, wall and drawer units, contrasting worktops, integrated double oven, hob, cooker hood, sink unit with mixer taps, brick effect tiling, double glazed French doors out to the garden, tiled floor, radiator, spotlights to ceiling, door to:



UTILITY ROOM: 18'2 x 5'0, (5.53m x 1.52m), gorgeous base and wall units, single drainer sink unit with mixer taps, plumbing for automatic washing machine, modern flooring, radiator, double glazed window, double glazed door to rear garden and to patio area

BEDROOM ONE: (rear): 12'7 x 11'9, (3.84m x 3.58m), radiator, double glazed French doors out to the garden area

BEDROOM TWO: (front): 11'0 x 7'7, (3.35m x 2.31m), radiator, double glazed window, cornice to ceiling



SHOWER ROOM: 8'2 x 7'5, (2.48m x 2.26m), luxurious re-fitted shower room, comprising of, shower cubicle with chrome shower and additional forest waterfall spray, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, fully tiled walls, tiled floor, double glazed window, chrome radiator

EXTERNALLY: stunning, well maintained rear garden with patios, lawn, borders, pond and shed. To the front is a spacious driveway with gated access to the rear garden



PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains/  
Broadband: Virgin Media  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

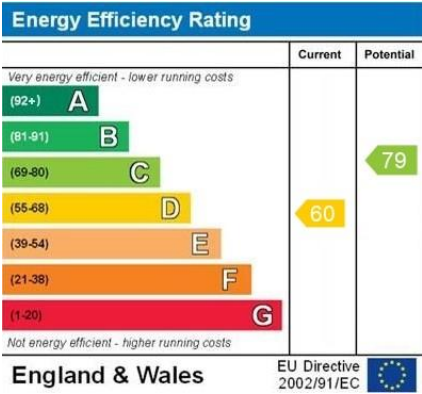
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

WB2851.AI.DB.17/02/2025.V.1







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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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