



## Glendale Road Shiremoor

A beautifully presented family semi-detached home on this highly sought after street. Boasting an excellent proximity to the Metro, schools, shops, bus routes and major transport links, including the A1058 City Centre, A19 North and South, Cobalt Business Park and Silverlink. Showcasing fabulous space, light and versatility throughout, with high quality upgrades and improvements that families will really appreciate. Entrance porch, impressive hallway with wood flooring, lounge with feature bay window, attractive fireplace and gas, living flame fire, wood flooring. The lounge flows wonderfully into the dining room and out to the conservatory which overlooks and opens out to the garden area. Stunning, stylish dining kitchen with integrated appliances and a lovely family room delivering much needed additional space, again, opening out to and overlooking the garden, access through to the downstairs cloaks/w.c. and the garage with plumbing for automatic washing machine. Landing with feature arch window, three bedrooms and a fabulous re-fitted bathroom with spa bath and forest waterfall shower. A delightful and extensive rear garden, low maintenance with patio, feature gravelling, borders, awning and shed and enjoying a sunny North-Westerly aspect. Large, block paved double driveway and a shared, side gate access through to the garden from the front of the house.

# £265,000

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Double Glazed Patio Doors into:

**ENTRANCE PORCH:** tiled floor, double glazed door through to:

**ENTRANCE HALLWAY:** solid wood flooring, wood staircase to first floor, radiator, small under-stair cupboard housing meters, cornice to ceiling, door to:

**LOUNGE:** (front): 14'2 x 11'8, (4.32m x 3.56m), with measurements into alcoves and feature double glazed bay window, attractive fireplace with gas, coal effect fire, cornice to ceiling, radiator, wood flooring, open through to:

**DINING ROOM:** (rear): 11'1 x 8'2, (3.38m x 2.48m), wood flooring, radiator, cornice to ceiling, double glazed patio door through to:

**CONSERVATORY:** 12'3 x 8'5, (3.73m x 2.57m), a gorgeous room overlooking and with French door opening out to the garden, laminate flooring, electric heater

**DINING KITCHEN:** (rear): 10'8 x 9'4, (3.25m x 2.84m), a stunning, re-fitted high gloss range of base, wall and drawer units, contrasting worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, gas hob, extractor fan, integrated fridge, tiled floor, tiled splashbacks, combination boiler, double glazed window, open through to:

**FAMILY ROOM:** (rear): 13'6 x 10'1, (4.12m x 3.07m), gorgeous sitting room overlooking and with double glazed French doors opening to the garden, spotlights to ceiling, cornice, radiator, tiled floor, door to:

**GARAGE:** 12'6 x 10'6, (3.81m x 3.20m), maximum, plumbing for automatic washing machine, electric roller door, power and lighting, door to:

**DOWNSTAIRS CLOAKS/W.C.:** low level w.c. with push button cistern, hand washbasin, tiled floor, double glazed window

**FIRST FLOOR LANDING AREA:** Light and airy landing with feature arch double glazed window, oak flooring, cornice to ceiling, door to:

**FAMILY BATHROOM:** 8'2 x 5'10, (2.48m x 1.79m), a stunning, re-fitted bathroom, showcasing, spa bath with mixer taps, chrome shower with forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, fully tiled walls, chrome radiator, panelled ceiling, non-slip contemporary flooring, two double glazed windows

**BEDROOM ONE:** (front): 11'5 x 11'5, (3.48m x 3.48m), maximum measurements, radiator, laminate flooring, cornice to ceiling

**BEDROOM TWO:** (rear): 10'6 x 9'5, (3.20m x 2.87m), radiator, double glazed window, laminate flooring, cornice to ceiling



**BEDROOM THREE: (front): 8'6 x 7'6, (2.59m x 2.29m), radiator, double glazed window, cornice to ceiling**

**EXTERNALLY:** a delightful, North-Westerly, garden of excellent proportions, low maintenance with feature gravelling, mature borders, patio, awning, shed, outside tap. To the front of the property is a large, block paved, double width driveway with ample parking, garage, shared, side gate access through to the rear garden

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains/Water meter

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/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: C**

**EPC RATING: C**

WB2961.AI.DB.04.03.2025 .V.2





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