



Glendale Avenue North Shields

An outstanding, extended 1930's link semi-detached family home on this highly sought after street. Close to local schools, amenities, shops and bus routes and within close proximity to major transport links, including the A1058 City Centre and the A19 North and South. This gorgeous home has been beautifully updated and presented throughout, showcasing, entrance porch, light and airy hallway, lounge with feature bay window, attractive feature fireplace and gas, living flame fire. The kitchen has been beautifully re-designed and fitted with a stylish and contemporary range of units, including breakfast bar, integrated appliances and bay window, there is ample space for a formal dining table if required, delightful conservatory overlooking and opening out to the garden area, downstairs cloaks/w.c., generous utility area incorporated into the garage. Spacious landing, four excellent sized bedrooms, three with fitted wardrobes. Luxurious re-fitted family bathroom with forest waterfall shower. Beautiful, landscaped garden with patio, lawn and borders, large, double width block paved driveway. Immaculate throughout! EV Charging Point.

£345,000

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Double Glazed Entrance Door to:

ENTRANCE PORCH: with double glazed windows, tile effect flooring, double glazed door through to:

ENTRANCE HALLWAY: Impressive, light and airy hallway with staircase up to the first floor, radiator, window with leaded light insert, cupboard housing meters, dado rail, contemporary flooring, door to:



LOUNGE: (front): 15'6 x 12'2, (4.72m x 3.71m), with measurements into alcoves and feature double glazed bay window, attractive feature fireplace with gas, coal effect fire, radiator

FAMILY DINING KITCHEN: (rear): 28'4 x 15'6, (8.64m x 4.72m), a stunning, extended, open plan family living and dining kitchen with measurements into feature double glazed bay window, the kitchen has been re-designed and styled with a range of high gloss, base, wall and drawer units, co-ordinating worktops and breakfast bar, integrated double oven, induction hob, stylish cooker hood, plumbing for dishwasher, single drainer sink unit, vertical radiator, additional radiator, double glazed window, laminate flooring, space for American Fridge Freezer, door to downstairs cloaks/wc. and garage/utility, double glazed French doors through to:



CONSERVATORY: (rear): 10'9 x 10'4, (3.28m x 3.15m), laminate flooring, double glazed French doors out to the garden

DOWNSTAIRS CLOAKS/W.C: low level w.c. with push button cistern, floating vanity sink unit with mixer taps, tiled splashbacks, door to:



UTILITY AREA/GARAGE: 16'8 x 9'3, (5.08m x 2.82m), plumbing for automatic washing machine, fitted base and wall units, door to front driveway

FIRST FLOOR LANDING AREA: split level landing with door to:

BEDROOM ONE: (front): 15'3 x 9'9, (4.65m x 2.97m), with measurements into double glazed bay window, excluding depth of fitted wardrobes, radiator

BEDROOM TWO: (rear): 13'2 x 8'7, (4.01m x 2.62m), excluding depth of fitted mirrored wardrobes, radiator, double glazed window

BEDROOM THREE: (dual aspect): 16'0 x 8'9, (4.88m x 2.67m), superb sized bedroom with two double glazed windows, fitted wardrobes, radiator

BEDROOM FOUR: (front): 7'5 x 7'4, (2.26m x 2.24m), radiator, double glazed window

BATHROOM: 8'4 x 7'5, (2.54m x 2.26m), a luxurious, re-fitted family bathroom, fitted with a fabulous suite, comprising of, bath with hot and cold mixer taps, separate 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, modern panelling to walls, tile effect flooring, panelled ceiling, loft access with pull down ladders which we understand is fully floored for storage purposes, double glazed window, vertical radiator

EXTERNALLY: A beautiful, enclosed rear garden, planned to maximise varying sitting areas throughout the day, with lawn, decked patio, additional rear patio, borders, feature gravelling, shed. To the front of the property is a double width, block paved driveway, doors into the garage. The property also benefits from an EV charging point

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

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: D

WB2948.AI.DB.17/3/25.V.1





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