

FOR
SALE

46 KIMBERLEY AVENUE, NORTH SHIELDS NE29 0RL
£395,000



2 BEDROOM BUNGALOW - DETACHED

- TWO BEDROOM DETACHED BUNGALOW
- CORNER PLOT IN A GOOD LOCATION
- SPACIOUS LIVING ROOM
- MODERN KITCHEN DINER AND UTILITY ROOM
- RECENTLY RENOVATED SHOWER ROOM
- SUBSTANTIAL REAR GARDEN
- FRONT GARDEN WITH DRIVEWAY PARKING
- ATTACHED GARAGE
- NO UPPER CHAIN
- EPC RATING D

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VESTIBULE
4'6" x 4'5"

LOUNGE
20'8" x 12'3"

KITCHEN DINER
15'6" x 8'3"

UTILITY ROOM
8'6" x 8'5"

HALLWAY
6'1" x 5'1"

BEDROOM
14'0" x 11'0"

BEDROOM
10'11" x 8'9"

SHOWER ROOM WC
8'1" x 5'4"

GARAGE
11'6" x 8'10"

FRONT GARDEN

REAR AND SIDE GARDEN

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This beautifully renovated two bedroom detached bungalow is finished to an excellent standard throughout. The property is perfect for those seeking a move-in ready home with modern features throughout and no upper chain.

At the heart of the home is a contemporary kitchen, thoughtfully designed with sleek fittings and space for a small dining table. A useful utility room accessed from the kitchen adds further practicality and storage. The spacious lounge is bright and inviting, benefiting from a dual aspect that floods the room with natural light and creates a warm, airy atmosphere.

There are two generously sized and beautifully presented bedrooms and property is completed by a modern shower room, finished with high-quality fixtures for a clean, contemporary feel.

Externally, the home truly stands out with its exceptionally large garden – a rare find that offers endless potential for outdoor entertaining, gardening, or simply enjoying the open space. There is also an attached garage and a front garden with driveway parking.

Situated in North Shields, the property benefits from a fantastic coastal location with a rich maritime heritage. The area offers a great mix of local amenities, independent shops, and cafes, along with excellent transport links to Newcastle and beyond. With nearby beaches, the vibrant Fish Quay, and scenic riverside walks, North Shields is a wonderful place to call home, combining relaxed coastal living with urban convenience.

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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		83
(69-80) C		
(55-68) D	55	
(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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