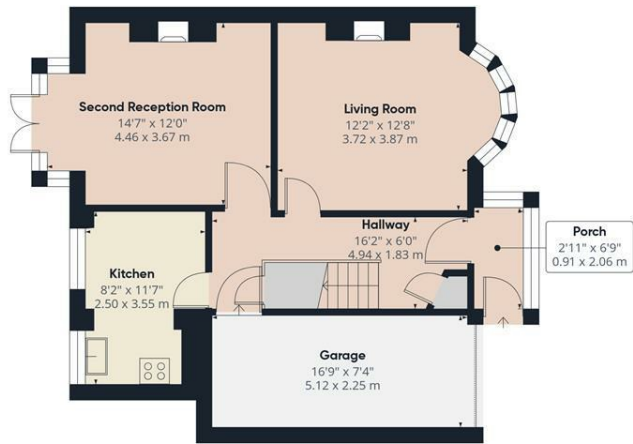
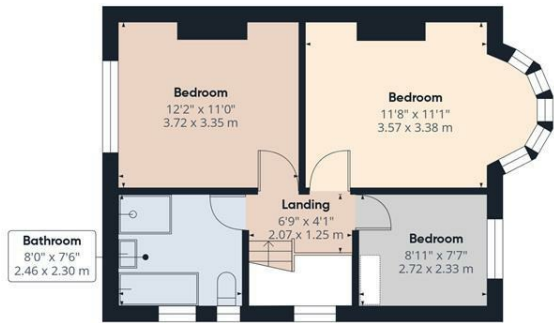




Glendale Avenue, North Shields



Ground Floor



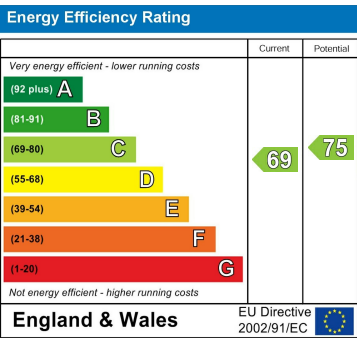
Floor 1

Approximate total area⁽¹⁾
1094 ft²
101.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

Offers Over £350,000

Description

IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME WITH LARGE GARDEN, GARAGE AND DOUBLE DRIVEWAY - SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS

We welcome to the market this beautiful three bedroom semi detached property situated in North Shields. Benefitting from good sized accommodation, stylish kitchen, two reception rooms, family bathroom, garden, garage and driveway parking.

Briefly comprising: A welcoming porch leads to the entrance hallway which provides access to two useful storage cupboards and all ground floor rooms. Hardwood flooring flows through to the reception room at the rear overlooking the garden.

The front lounge features a large bay window overlooking the driveway, a gas fireplace and two alcoves, creating a charming and inviting space.

Positioned to the rear, the second reception room offers an excellent space for entertaining, with patio doors opening onto the garden, a log effect gas fire and decorative beam, creating a lovely blend of character and comfort.

The stylish kitchen enjoys two large windows overlooking the rear garden, allowing an abundance of natural light. The kitchen is fitted with a range of wall and base units, a Belfast sink, integrated gas oven and hob, together with space for an under counter dishwasher.

To the first floor, the landing benefits from a large window and provides access to three bedrooms and the family bathroom.

The master bedroom is a generous double, positioned to the front and featuring a large bay window and two alcoves. The second double bedroom overlooks the rear garden and also benefits from two alcoves, while the third single bedroom is positioned to the front.

The modern family bathroom is fitted with a WC, wash hand basin, bathtub, separate shower cubicle with overhead shower and heated towel rail, with two windows providing natural light.

Externally the property continues to impress. To the rear the garden offers a generous combination of lawn, decking and paved areas, ideal for family use and outdoor entertaining.

An attached garage provides additional storage and benefits from an up-and-over door, alongside a further door giving access to the rear garden. To the front, a double driveway provides off road parking.

North Shields offers a wide range of amenities, it is close to local schools, major road links providing ease of access to other local towns, the coast and Newcastle City centre as well as good bus links. North Shields Fish Quay is only a short distance away and has an extensive range of cafés and restaurants. Tynemouth Village is also nearby and offers an elite range of cafes and restaurants as well as the award winning Long Sands Beach.

Porch
6'9" x 2'11"

Hallway
16'2" x 6'0"

Living Room
12'8" x 12'2"

Second Reception Room
14'7" x 12'0"

Kitchen
11'7" x 8'2"

Landing
6'9" x 4'1"

Bedroom One
11'8" x 11'1"

Bedroom Two
12'2" x 10'11"

Bedroom Three
8'11" x 7'7"

Bathroom
8'0" x 7'6"

Garage
16'9" x 7'4"

Rear Garden

Double Driveway

Tenure
Freehold

