



Glendale Avenue, North Shields



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

Asking Price £235,000

Description

SPACIOUS TWO BEDROOM SEMI DETACHED BUNGALOW OCCUPYING A GENEROUS SIZED PLOT SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN NORTH SHIELDS - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this spacious and well presented two bedroom semi detached bungalow located in North Shields. Benefitting from generous sized accommodation, two reception rooms, open plan living, large private garden and driveway parking.

Briefly comprising: Entrance vestibule to the hallway giving access to all rooms. Overlooking the front of the property is a well proportioned living room, featuring high ceilings, fireplace housing a gas fire and a bay window allowing plenty of light to fill the room. Moving towards the rear of the property is a bright and airy open plan lounge/kitchen/diner, boasting sliding patio doors offering views and access to the private garden. The lounge area has a fireplace housing a gas fire and built in alcove storage. An opening leads to the kitchen, fitted wall and base units provide storage, integrated appliances include a gas hob, oven and extractor fan.

Accessed from the kitchen is a handy utility area, providing additional storage and access out to the front and rear of the property.

There are two bedrooms, both doubles in size and the bathroom comprises a bath, separate step in shower, hand basin and W.C.

Occupying a generous sized plot, the rear private garden is paved and gravelled with mature planting. To the front is a low maintenance garden with a block paved driveway.

North Shields offers a wide range of amenities, it is close to 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 Longsands Beach.

Entrance Vestibule

Hallway

Living Room

15'6" x 11'11"

Lounge/Diner

14'1" x 14'0"

Kitchen

8'3" x 7'9"

Utility Room

11'11" x 4'4"

Bedroom One

11'10" x 11'10"

Bedroom Two

10'10" x 7'7"

Bathroom

8'2" x 7'8"

Externally

Occupying a generous sized plot, the rear private garden is paved and gravelled with mature planting. To the front is a low maintenance garden with a block paved driveway.

Tenure

Freehold

