

1A Main Street, Ponteland,
Newcastle Upon Tyne, NE20 9NH

Tel: 0191 2511189

Web: www.tp-property.co.uk

Email: info@tp-property.co.uk



Trading Places



Glendale Avenue, North Shields - £210,000

- Well presented Throughout
- Two Reception Rooms
- Conservatory
- Semi-Detached House
- Breakfasting Kitchen
- Four Bedrooms



Whitley Bay Tel: 0191 251 1189



Email: info@tp-property.co.uk



Web: www.tp-property.co.uk



Glendale Avenue, North Shields

Trading places welcome to the market for sale this lovely well presented four bedroom semi detached family home. Located close to North Shields town centre and situated in a sought after residential area. The property has easy access to local transport links, shopping facilities and within walking distance to good local schools and amenities. Offering spacious family living over two floors and benefiting from double glazing, gas central heating and briefly comprising: entrance porch, hallway, lounge to the front with feature fireplace and living flame gas fire, dining room, breakfasting kitchen with built in appliances leading into a light and airy conservatory which overlooks the well tendered mature rear garden. To the first floor there are four bedrooms (three double one single) and family bathroom/wc. Externally there are front and rear gardens, single garage and driveway parking. Viewing is essential to appreciate this lovely well maintained traditional family home. Please call our ranch on 0191-2511189 to arrange an appointment. EPC rating D.

Entrance porch

Glazed front door, tiled flooring, double glazed windows to front and side. Half glazed inner door opening to:

Entrance hallway

Dado rail, stained leaded glass window to front, radiator, staircase to first floor, wood laminate flooring and telephone point.

Lounge 4.73 x 3.73 (15'6 x 12'3)

Double glazed bay window to the front elevation, chimney breast and alcoves with marble effect feature fireplace back and heath incorporating a living flame gas fire, wall lights to alcoves, television point, radiator.

Dining room 3.46 x 4.68 (11'4 x 15'4)

Double glazed square bay window to the rear, chimney breast and alcoves, radiator, wood laminate flooring and coving to the ceiling.

Breakfasting Kitchen 5.20 x 2.37 (17'1 x 7'9)

Fitted with a range of white wall and base units, roll top work surfaces, built in double electric oven, electric hob, extractor hood above, roll top breakfast bar, built in pantry cupboard, single sink and drainer, tiled splash backs, double glazed window to the rear, glazed window looking into conservatory, radiator and double glazed door opening to conservatory.

Conservatory 3.45 x 3.45 (11'4 x 11'4)

Double glazed windows to side and rear, double glazed French style doors to side and laminate flooring.

First floor Landing

Doors off as follows:

Bedroom 1 4.73 x 3.03 (15'6 x 9'11)

Double glazed bay window to the front, radiator and built in wardrobes.

Bedroom 2 2.65 x 2.94 (8'8 x 9'8)

Double glazed window to the rear, radiator and built in wardrobes with sliding doors.





Bedroom 3 2.37 x 2.25 (7'9 x 7'5)

Double glazed window to the front and radiator.

Bedroom 4 2.76 x 4.76 (9'1 x 15'7)

Double glazed windows to front and rear elevation, fitted wardrobes, dado rail and radiator.

Bathroom/wc 2.61 x 2.34 (8'7 x 7'8)

Four piece white suite comprising panelled bath, pedestal wash hand basin, step in shower cubicle with plumbed shower and low level wc, double glazed frosted window to the side, panelled ceiling, tiled walls, radiator and loft access.

Externally

To the front of the property is a block paved driveway with lawned garden area with planted borders. The rear garden has a decked patio terrace with steps leading down to garden, mainly laid to lawn with patios areas, shrubs and mature planting with fenced boundaries providing a good level of privacy.

Garage

Double wood doors, wall mounted central heating boiler, power and lighting.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

