







- Great Location
- Three Bedrooms
- Front and Rear Gardens
- Freehold
- Call For More Information
- Semi-Detached Bungalow
- Some Updating Required
- Council Tax Band \*B\*
- Viewing Recommended







Jan Forster Estates are delighted to present this charming double fronted semi-detached bungalow on Glendale Avenue in North Shields.

Internally the property is in need of some updating and offers lots of potential. Briefly comprising: - entrance lobby and hallway with two bright and airy double bedrooms to the front, both featuring a bay window. There is also the third double bedroom, and the spacious lounge dining room which offers access to the rear garden via sliding patio doors. The kitchen has access to the bathroom WC and also the side lobby with storage space.

Externally, there are gardens to both the front and rear of the property with lawn, paved areas and borders. Further benefits include gas central heating and double glazing.

The location of this property is without doubt extremely central and a fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. Long Sands Beach, King Edwards Bay and The Fish Quay are just a short drive away. The A1058 Coast Road is close by, so you have a direct route to Newcastle City Centre.

Early viewings come highly recommended. To book yours or for more information please call our sales office on 0191 257 2000.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band \*B\*.



## Ground Floor



Living Room 18'10" x 11'3" (5.75 x 3.45)


Kitchen 12'4" x 11'6" (3.77 x 3.52)

Main Bedroom 11'4" x 13'1" (3.46 x 3.99)

Bedroom Two 11'4" x 10'5" (3.46 x 3.19)

Bedroom Three 16'2" x 8'4" (4.94 x 2.55)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		

## The difference between house and home

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