# SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

*Exceeding Expectations*



FOR SALE

## Glendale Road

SHIREMOOR, NEWCASTLE UPON TYNE, NE27 0UD

OFFERS OVER

£230,000

3 BEDROOMS · 2 BATHROOMS · 1 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

# Glendale Road, Shiremoor

OFFERS OVER £230,000 · FREEHOLD

Signature North East are delighted to welcome to the market this well-presented three-bedroom semi-detached two-storey bungalow, ideally located in Shiremoor. This charming home offers versatile living across two floors. The property benefits from excellent connectivity via the nearby Shiremoor Metro Station, providing easy access to Newcastle upon Tyne and the coast. The surrounding area also offers a range of local amenities, reputable schools and convenient road links, while being just a short distance from Whitley Bay Beach and Silverlink Retail Park.

Upon entering the property, you are welcomed into a spacious living room, offering ample space for a range of furnishings and a feature fireplace provides a focal point. The staircase to the first floor is also located here. The kitchen is well-appointed with a range of attractive wall and base units, complemented by generous worktop space, and provides direct access to the rear garden. Bedroom one is situated on the ground floor and benefits from sliding doors leading out to the garden, offering flexibility to be used as an additional reception room if desired. Completing the ground floor is a shower room fitted with a shower, W.C and hand basin.

Continuing to the first floor, you will find two further bedrooms. Bedroom two can easily accommodate a double bed along with additional furnishings and also benefits from an en-suite comprising a shower, W.C and hand basin. Bedroom three offers space for a single bed and further furnishings. This level is enhanced by a vast loft space, ideal for storage or offering potential to be further developed, subject to the relevant planning permissions.

Externally, the property boasts a generous rear garden, mainly laid to patio, creating an ideal setting for outdoor furniture and entertaining. To the front, there is an additional garden area along with a driveway and garage, providing convenient off-street parking.



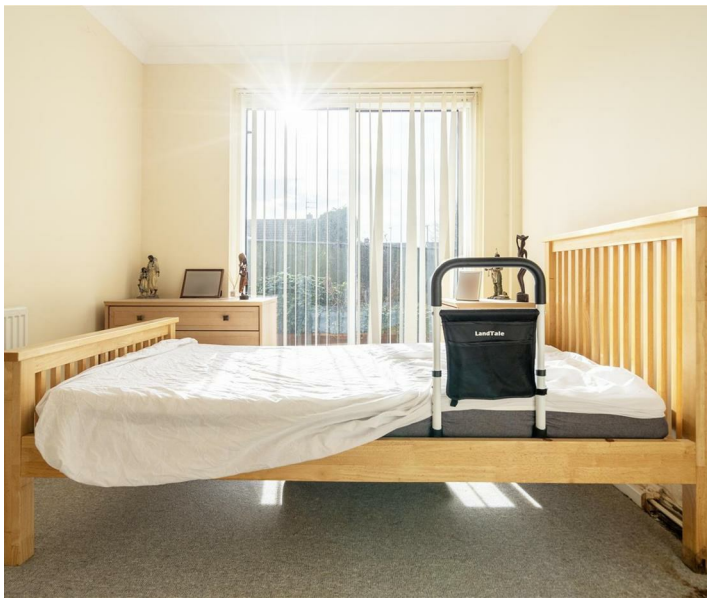


## KEY FEATURES

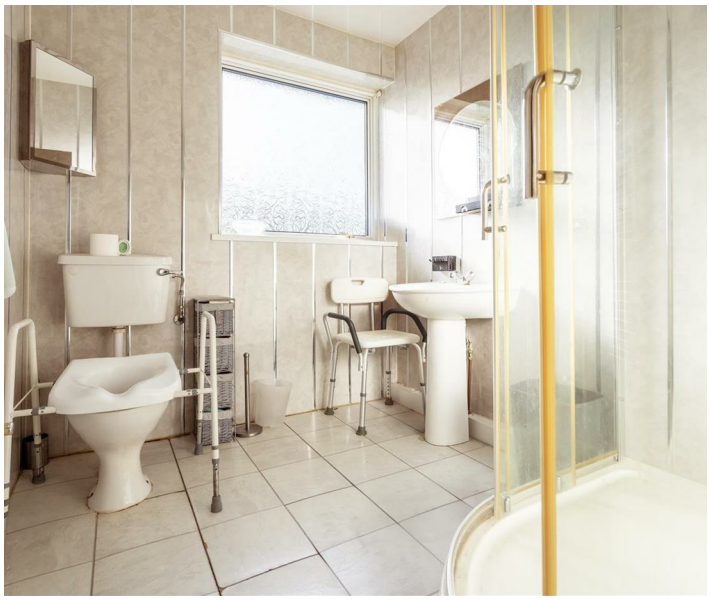
- Three-bedroom semi-detached two-storey bungalow in Shiremoor
- Versatile layout with living space across two floors
- Generous rear patio garden
- Driveway & garage for parking
- Tax band B

- Council Tax Band B
- EPC Rating D









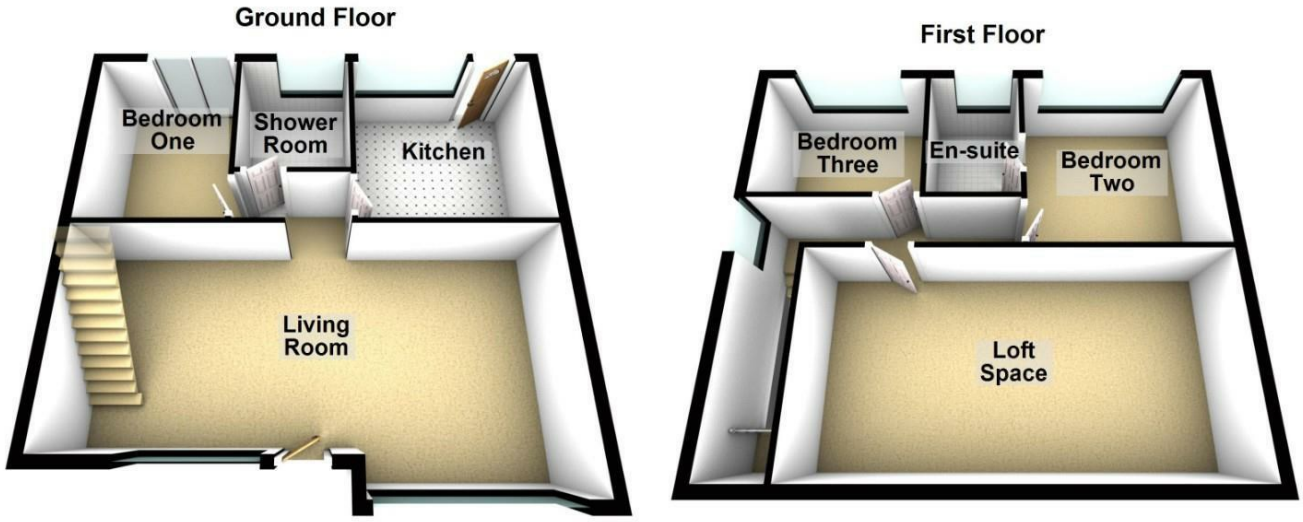


ACCOMMODATION

# Room Dimensions

| | | | |
|---|---|---|---|
| Living Room | 8.11 x 4.16 (26'7" x 13'7") | Bedroom Two | 3.35 x 3.18 (10'11" x 10'5") |
| Kitchen | 3.31 x 3.23 (10'10" x 10'7") | En-Suite | 2.39 x 1.54 (7'10" x 5'0") |
| Bedroom One | 3.32 x 2.64 (10'10" x 8'7") | Bedroom Three | 2.94 x 2.42 (9'7" x 7'11") |
| Shower Room | 2.33 x 2.02 (7'7" x 6'7") | | |

FLOOR PLAN




Please be advised the floorplans are not drawn to scale and are to be used to give an ideal of the layout of the property.
Plan produced using PlanUp.

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