



Glendale Avenue | North Shields | NE29 0RS

£275,000

A spacious three-bedroom semi-detached home situated on the popular Glendale Avenue, offering generous accommodation, a driveway, attached garage and a West-facing rear garden, presenting an excellent opportunity for a buyer looking to modernise and create a fantastic long-term home in a well-established residential location. The property opens into an entrance porch leading through to the hallway with staircase to the first floor. To the front, the bay-fronted living room provides a bright and spacious reception area with feature fireplace and double doors opening into the separate dining room, creating a flexible layout. To the rear, the sun room overlooks the garden with access through sliding patio doors. The kitchen is fitted with a modern range of wall and base units with integrated double oven, hob and cooker hood, along with ample worktop and storage space. To the first floor there are three bedrooms, including a generous principal bedroom with fitted sliding wardrobes and bay window. Bedroom two is a spacious double room with fitted storage, while bedroom three would make an ideal bedroom, nursery or home office. The accommodation is completed by a shower room and separate WC. Externally, the property benefits from a driveway providing off street parking, attached garage and a well-sized West-facing rear garden with lawn and beautiful mature planted borders. Situated within easy reach of local shops, schools, transport links and amenities, this is a fantastic opportunity to acquire a spacious semi-detached home with excellent potential in a sought-after residential area.

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Three Bedroom Semi-Detached House

Mature West-Facing Rear Garden

Driveway and Garage

Excellent Potential to Update and Personalise

Sun Room/Conservatory Overlooking the Garden

Shower Room and Seperate W.C

Bright Bay Fronted Living Room

No Onward Chain

For any more information regarding the property please contact us today

ENTRANCE PORCH: Front entrance door, double glazed windows, tiled flooring, door to:

HALLWAY: Staircase to first floor, radiator, under stair storage cupboard.

LIVING ROOM 11'10" x 12'03" (3.61m x 3.73m): Double glazed bay window, radiator, fireplace with electric fire, double doors opening to dining room.

DINING ROOM 10'08" x 10'09" (3.25m x 3.28m): Double glazed window, radiator, fireplace with gas fire (not tested), door to:

KITCHEN 11'00" x 18'10" (3.35m x 5.74m): Fitted wall and base units, sink unit, integrated double oven, electric hob, cooker hood, plumbed for washing machine, tiled flooring, radiator, door to garage, door to:

CONSERVATORY/SUN ROOM 6'00" x 16'05" (1.83m x 5.00m): Double glazed sliding patio doors to rear garden, double glazed windows, tiled flooring.

LANDING: Double glazed window on half landing, loft access hatch, door to:

BEDROOM ONE 8'07" x 12'04" (2.62m x 3.76m): Double glazed bay window, fitted sliding wardrobes, radiator.

BEDROOM TWO 10'04" x 12'04" (3.15m x 3.76m): Double glazed window, alcove storage cupboard, radiator.

BEDROOM THREE 8'00" x 7'10" (2.44m x 2.39m): Double glazed window, radiator.

SHOWER ROOM 7'11" x 5'01" (2.41m x 1.55m): Storage cupboard, corner shower enclosure, pedestal wash basin, chrome heated towel rail, double glazed window.

W.C: Low level WC, double glazed window.

GARAGE 11'00" x 15'10" (3.35m x 4.83m): Electric garage door, gas combi boiler, under stairs storage area.

EXTERNALLY: To the front of the property there is a driveway providing off street parking leading to the attached garage, along with a low maintenance gravelled garden area. To the rear there is a generous west-facing garden with lawn, planted borders and paved pathways.

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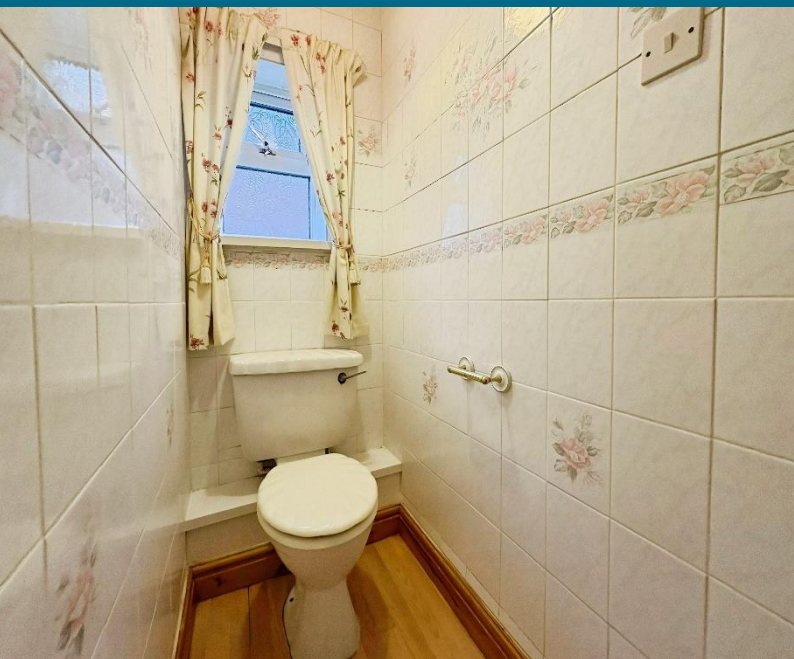
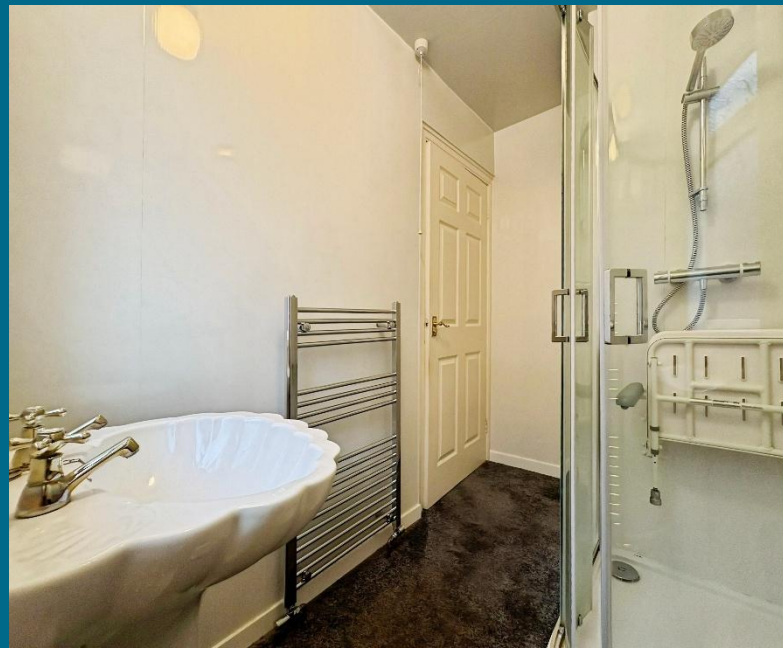
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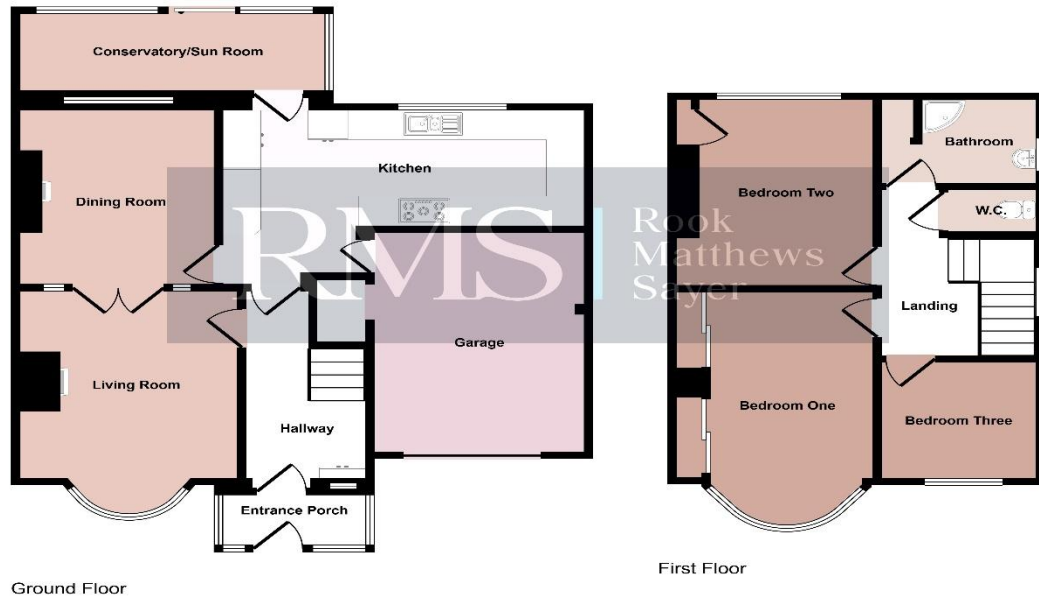
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathrooms suites are representations only and may not look like the real items. Made with Made Snappy 360.

AWAITING EPC

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains
 Broadband: FTTP
 Mobile Signal Coverage Blackspot: No
 Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: TBC

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