

2 GLENDALE ROAD
SHIREMOOR NE27 0UD
£192,500



- **TWO BEDROOM DETACHED BUNGALOW**
- **LOUNGE & NEWLY FITTED KITCHEN**
- **CONTEMPORARY BATHROOM WC**
- **FRONT & SIDE GARDENS**
- **POPULAR RESIDENTIAL LOCATION**
- **DRIVEWAY PARKING**
- **LOW MAINTENANCE REAR GARDEN**
- **NO UPPER CHAIN & EPC RATING D**

This well presented and newly refurbished detached bungalow is perfectly located within a popular residential setting. It displays an abundance of modern features and is ideal for a range of purchasers. This two bedroom bungalow briefly comprises; lounge, kitchen, two bedrooms, bathroom WC. Externally: front & side gardens, rear garden, driveway parking. The amazing condition and location of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Conveniently situated half way between the coast and Newcastle city centre and just off the A19, Shiremoor offers a wide range of homes particularly favoured by first time buyers and growing families. Well served by many of the borough's best schools and on the doorstep, the local Waggonways, a network of routes originally used for hauling coal, are perfect for enjoying the surrounding countryside and wildlife on the foot or by cycle.

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VESTIBULE

Enter through UPVC front door with glass inserts into vestibule with small cupboard housing meters and fuse board with inner door leading to entrance hallway.



ENTRANCE HALLWAY

Entrance hallway complete with storage cupboard, single radiator and doors to all rooms.

LOUNGE

13'7" x 11'10"

(measurements into recess)
The lounge is front facing with UPVC double glazed window, recess to chimney breast with electric fire and double radiator.



KITCHEN

11'4" x 10'4"

Newly fitted kitchen benefitting from wall, base and drawer high gloss units with contrasting worktops incorporating single bowl sink with mixer taps, drainer and tiled splash backs. Integrated appliances include eye level single oven, induction hob, chimney hood, fridge freezer, eye level microwave, slimline dishwasher and space for washing machine. There are recess spotlights, UPVC double glazed window, wall mounted combi boiler, double radiator and UPVC double glazed door leading to rear garden.



BEDROOM ONE

11'6" x 11'1"

Bedroom one is front facing with UPVC double glazed window and double radiator.

BEDROOM TWO

10'11" x 8'10"

Bedroom two is rear facing with UPVC double glazed window and single radiator.

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BATHROOM WC

7'10" x 6'8"

Newly fitted bathroom complete with integrated tiled bath with shower over, vanity wash basin and low level WC.



There are ceiling spotlights, loft access, extractor fan, UPVC double glazed obscured window, partially tiled walls, towel warmer and tiled flooring.

GARAGE

Attached garage with up and over garage door.



FRONT & SIDE GARDENS

The front and side gardens are laid to lawn with mature shrubs, borders, driveway parking and a low walled boundary with gated access to rear garden.



REAR GARDEN

South east facing rear paved garden with slate chippings area and both fenced and walled boundaries.



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Smoke Alarms

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

Appliances and Services

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The Properties Misdescription Act, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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