



# 33 Glendale Avenue

Offers Over £200,000

 3  2  4



- Semi-Detached Home
- Large Corner Plot
- Three Bedrooms
- Two Bathrooms
- Front Aspect Living Room With Log Burner
- Open Plan Kitchen/Dinining/ Family Room
- Home Office/4th Bedroom
- Large Utility Space
- Double Driveway
- Front, Side & Rear Gardens



An extended family home that sits proudly on an impressive corner plot at the heart of the Wansbeck Estate, offering over 1300 sqft of internal space. Primarily extended at ground floor level, this larger than average property now boasts a number of reception areas that includes a front aspect living room, a spacious kitchen/diner as well as a second reception that would work well as a home office, a play room or even a 4th bedroom if your circumstance demanded it. This home, along with the three first floor bedrooms, has a shower room and a separate ground floor 4-piece family bathroom, with a large utility room to the rear of the ground floor extension. The garden areas on offer are a great size with space to the front, side & rear as well as a double driveway.



Total floor area 125.0 sq.m. (1,345 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

