

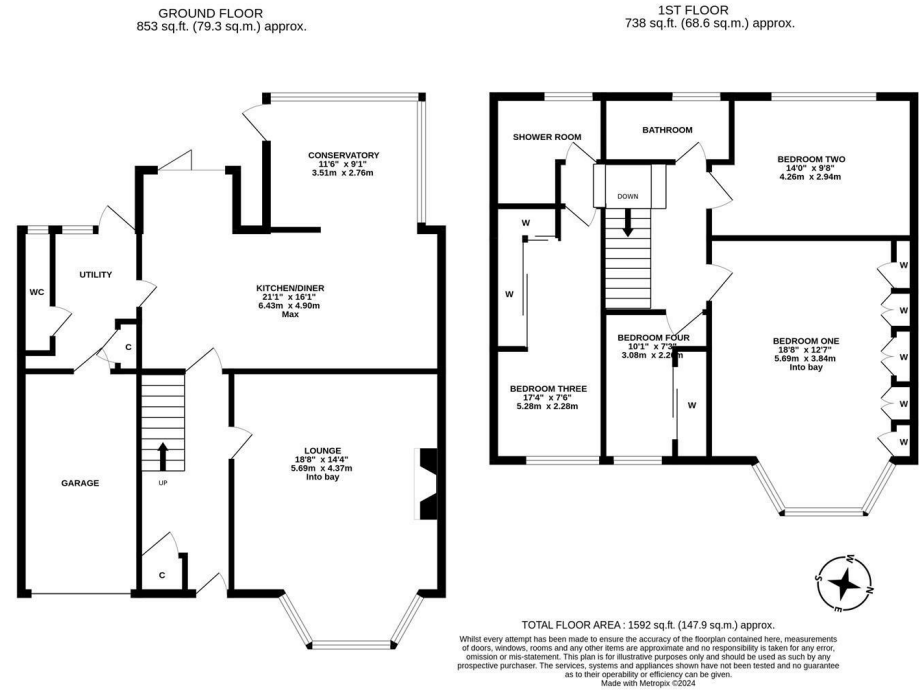




With a west facing rear garden, 21ft kitchen diner, conservatory and off-street parking! This extended, four bedroom semi-detached family home is ideally located on Cleehill Drive, Preston Grange. Positioned just off Malvern Road, Cleehill Drive provides excellent access to local schooling, nearby Morrisons superstore, restaurants including Miller and Carter Tynemouth and within close proximity to Whitley Bay and both Long Sands Beach and the Coast Road, providing further access to Newcastle city centre and beyond.

Boasting close to 1,600 Sq ft, the accommodation briefly comprises: entrance hall with stairs to first floor and separate storage cupboard/cloaks; lounge with feature fireplace and walk in bay; 21ft open plan kitchen diner with a range of fitted units, hard wood work surfaces, breakfasting island, spot lighting and bi-fold doors leading out to the rear garden; conservatory, open to the kitchen with dual aspect windows and side door access to the rear garden; utility room with storage cupboard and rear door access to the garden; downstairs WC; integral garage with front and rear access. The split level first floor landing gives access to; bedroom one measuring 18ft with fitted wardrobe storage cupboards; bedroom two; bedroom three with sliding door wardrobe storage cupboards; bedroom four, again with sliding door wardrobe storage cupboards; bathroom complete with three piece suite; shower room, again complete with three piece suite. Externally, a block paved front driveway providing off-street parking, leading to the garage, providing further off-street parking/storage. To the rear, an enclosed west facing garden laid mainly to lawn with a patio area and decked seating area. Well presented, this delightful home demands an internal inspection

Extended Semi-Detached Family Home | 1,592 Sq ft (147.9m2) | Four Bedrooms | Lounge | 21ft Kitchen Diner | Conservatory | Utility Room | Downstairs WC | Family Bathroom & Shower Room | Garage | Front Driveway | West Facing Rear Garden | GCH | Freehold | Popular Location | Freehold | Council Tax Band D | EPC: D



**Offers Over £315,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

