

MOVING HOMES

SALES & LETTINGS



£390,000

The Wynd, North Shields

£390,000

Discover the allure of this well-proportioned four-bedroom detached home, nestled in a sought-after estate close to Preston Village. With its prime location, you'll enjoy easy access to local amenities including schools, supermarkets, leisure facilities, and the stunning North East coastline just a short distance away.

Step inside to find a welcoming entrance porch that leads into a central hallway, granting access to all principal ground floor rooms, a convenient WC, and stairs ascending to the first floor. The bright living room at the front of the property features a large bay window and two side windows that bathe the space in natural light. Cozy up to the gas inset fire with its traditional surround. The versatile second reception room at the rear opens into the conservatory, offering delightful views of a mature garden. The charming breakfasting kitchen is equipped with a wide range of white units, stylish countertops, a gas hob, and an under-bench oven. This space seamlessly connects to a handy utility room with laundry facilities and side access, ideal for a growing family.

Upstairs, you'll find three well-proportioned bedrooms perfect for family and guests, a family bathroom offering both style and functionality, and a master bedroom with an en-suite for a touch of luxury.

Externally, the property boasts a driveway with garage at the front and a lovely enclosed rear garden featuring a lush lawn, shrubs, and borders, providing a serene outdoor retreat.

With its desirable location and charming features, this home presents an unmissable opportunity for those seeking comfort and convenience in equal measure!

EPC Rating D <https://find-energy-certificate.service.gov.uk/energy-certificate/8621-7229-6230-5244-5992>

Council Tax Band E £2,713.91

Tenure - The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

This property commands an internal inspection to appreciate what it has to offer. To secure a viewing in the first instance please contact Moving Homes on 0191-2964600 or visit our website movinghomesuk.com.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





TOTAL FLOOR AREA: 1365 sq.ft. (126.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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.
 Made with Metropix ©2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





Tel: 0191 2964600 E: info@movinghomesuk.com www.movinghomesuk.com
2A Hawkeys Lane North Shields Tyne & Wear NE29 0JF