


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Whitecliff Close, Preston Grange NE29 9HF

Whitecliff Close, Preston Grange NE29 9HF

Offers In The Region Of £415,000

Signature North East is delighted to introduce this charming five-bedroom detached home located in the highly sought after area of Preston Grange. The property boasts spacious rooms throughout, benefiting greatly from its excellent location, which provides proximity to a wealth of useful amenities such as transportation links, restaurants, schools, and healthcare options. This presents a fantastic opportunity for families, combining the allure of spacious living with the convenience of nearby essential services.

Upon entering this home, you are greeted by a central hallway that provides access to the main principal rooms on the ground floor, along with a conveniently located W.C. The journey begins in the living room, illuminated by a large window that floods the space with natural light and showcases ample room for furnishings. Transitioning seamlessly, you step into the kitchen/dining area, offering generous space for a family dining table. The kitchen itself features abundant storage facilitated by shaker-style base units, fully equipped with integrated appliances, including a dishwasher and fridge. Attached to the kitchen, the garden room beckons with its doors leading to the rear garden, providing an ideal setting to relax and unwind while overseeing the outdoor space. Completing the ground floor is a utility room, offering perfect solutions for additional storage needs.

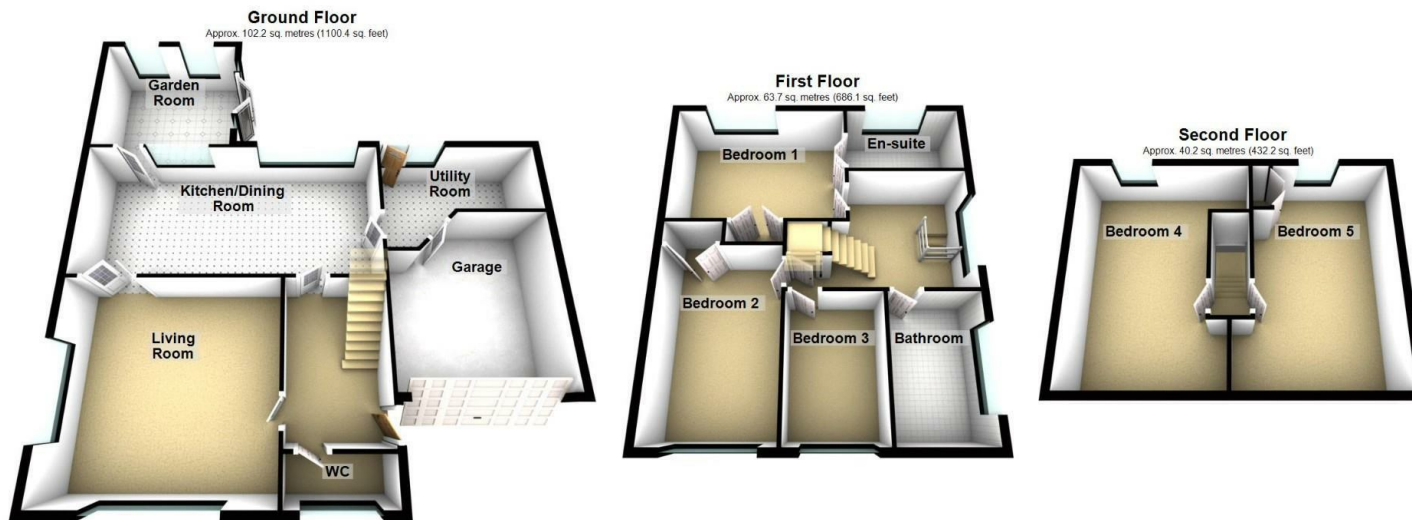
Ascending to the first and second floors, you will uncover five generously sized bedrooms, each capable of easily accommodating a double bed along with additional preferred furnishings. The master bedroom takes precedence, boasting built in storage cupboards and an ensuite that includes a walk-in shower, hand basin, and W.C. This private sanctuary adds a touch of luxury to the home. Completing the residence is the inviting family bathroom, adorned with a bathtub and shower, hand basin, and W.C.

Externally, to the rear of the property, you will find a delightful garden, primarily adorned with a well-maintained lawn, complemented by patio and decking areas that provide an ideal setting for alfresco dining. The garden is further enhanced by mature trees and shrubbery, creating a serene environment, highlighted by the presence of an ample garden pond area. Moreover, this property ensures convenient off-street parking through an extensive driveway and garage capable of accommodating up to three cars.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN




Total area: approx. 206.1 sq. metres (2218.7 sq. feet)
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

- Living Room
16'7" x 15'11"
- Kitchen / Dining Room
24'8" x 11'6"
- Garden Room
12'0" x 10'11"
- Utility Room
13'1" x 9'3"
- WC
7'3" x 3'4"
- Bedroom One
14'7" x 10'7"
- En Suite
9'9" x 5'10"
- Bedroom Two
14'9" x 9'4"
- Bedroom Three
10'11" x 7'4"
- Bathroom
10'7" x 7'1"
- Bedroom Four
17'7" x 13'6"
- Bedroom Five
17'7" x 12'4"
- Garage
14'2" x 13'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	74

EU Directive 2002/91/EC 

England & Wales





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News