

FOR
SALE

5 PRESTON WOOD, NORTH SHIELDS NE30 3LT
£550,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED PROPERTY
- MODERN PROPERTY SET ON A LARGE PLOT
- TWO SPACIOUS RECEPTION ROOMS
- KITCHEN
- UTILITY ROOM AND DOWNSTAIRS WC
- CONSERVATORY
- INTEGRAL GARAGE AND FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH WEST FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

[VIEW PROPERTY](#)

ENTRANCE HALLWAY

RECEPTION ROOM
19'4 x 12'11

RECEPTION ROOM
12'11 x 9'9

KITCHEN
11'11 x 11'11

UTILITY ROOM
10'3 x 8'7

DOWNSTAIRS WC

CONSERVATORY
10'2 x 9'5

LANDING

BEDROOM ONE
17'4 x 10'5

ENSUITE
6'11 x 6'0

BEDROOM TWO
11'9 x 9'3

BEDROOM THREE
11'11 x 8'6

BEDROOM FOUR
8'8 x 7'11

BATHROOM WC
8'7 x 7'6

GARAGE

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this modern detached house, perfectly located in a highly sought after residential area. It boasts a wealth of modern features and is ideal for a family. With over 1800 square foot of accommodation set over two floors, this generous property has a superb layout and consists of a welcoming entrance hallway, leading to two spacious reception rooms, one with doors to the light conservatory. The classic kitchen has a good range of wall, base and drawer units with contrasting worktops, double eye level oven, four ring gas hob and extractor hood. The utility room has further base units and an space for washing machine and tumble dryer. The downstairs WC has a pedestal wash basin and low level WC. To the first floor there is an impressive principal suite which includes a light and spacious bedroom with fitted wardrobes, built in cupboard, an ensuite benefitting from a walk in shower, vanity washbasin and low level WC. There are three further bedrooms all with fitted wardrobes, a good sized family bathroom with panelled bath with shower over, pedestal washbasin and low level WC. Externally the property benefits from an integral garage with electric up and over door, front garden with driveway parking and a south west facing secluded rear garden.

The superb layout, fabulous location and perfect family feel of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and includes the metro system, and the diverse scenery makes it attractive to retired couples, young couples and families.

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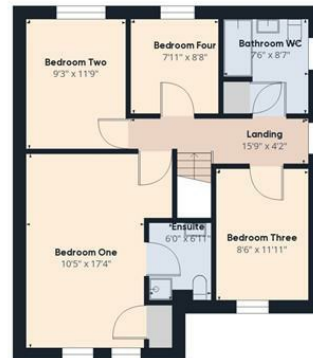
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Floor 0



Floor 1

Approximate total area^m
1819.22 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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.

[VIEW PROPERTY](#)

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.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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