

FOR  
SALE

9 PRESTON VIEW APARTMENTS PRESTON ROAD, NORTH  
SHIELDS NE29 9JW  
£235,000



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM SECOND FLOOR APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- STYLISH LOUNGE
- FABULOUS BREAKFASTING KITCHEN
- CONTEMPORARY SHOWER ROOM WC
- STORAGE ROOM
- NO UPPER CHAIN
- EPC RATING C

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VESTIBULE

HALLWAY

LOUNGE  
18'9 x 11'4

BREAKFASTING KITCHEN  
20'7 x 10'7

BEDROOM  
14'5 x 8'10

BEDROOM  
11'10 x 8'3

SHOWER ROOM WC  
5'10 x 5'8

STORAGE ROOM

## 9 PRESTON VIEW APARTMENTS PRESTON ROAD, NORTH SHIELDS NE29 9JW

Embleys are delighted to be instructed in the sale of this immaculately presented, beautiful flat which is perfectly located in a highly sought after residential location and is ideal for a young couple.

With over 800 square foot of accommodation this lovely property consists of a communal entrance hallway with stairs to all floors and apartments. From the second floor landing there is a door to the apartment which opens into a vestibule leading to a hallway with doors to stylish lounge, breakfasting kitchen with a range of units and under cabinet lighting, granite worktops with single oven, induction hob with integrated extractor, integrated dishwasher, washer dryer, microwave and breakfasting bar. There are also doors to two stylish bedrooms and a beautiful shower room WC benefitting from a rainfall shower, vanity washbasin and integrated WC. on the ground floor there is a private storage room.

The fabulous location, exceptional features and amazing condition of this property makes for an exciting opportunity which can only be truly 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, the local schools are highly sought after and the diverse scenery makes it attractive to retired couples, young couples, first time buyers and families.



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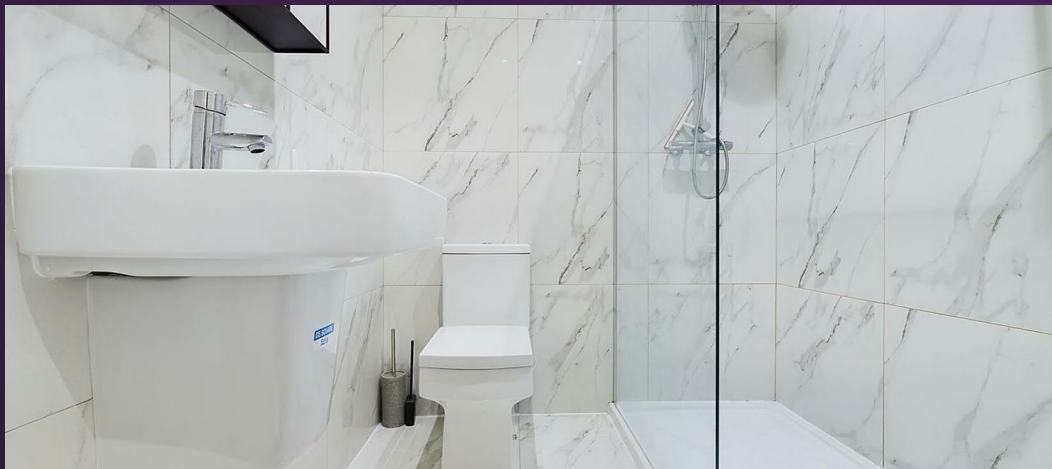
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SMOKE ALARMS

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.

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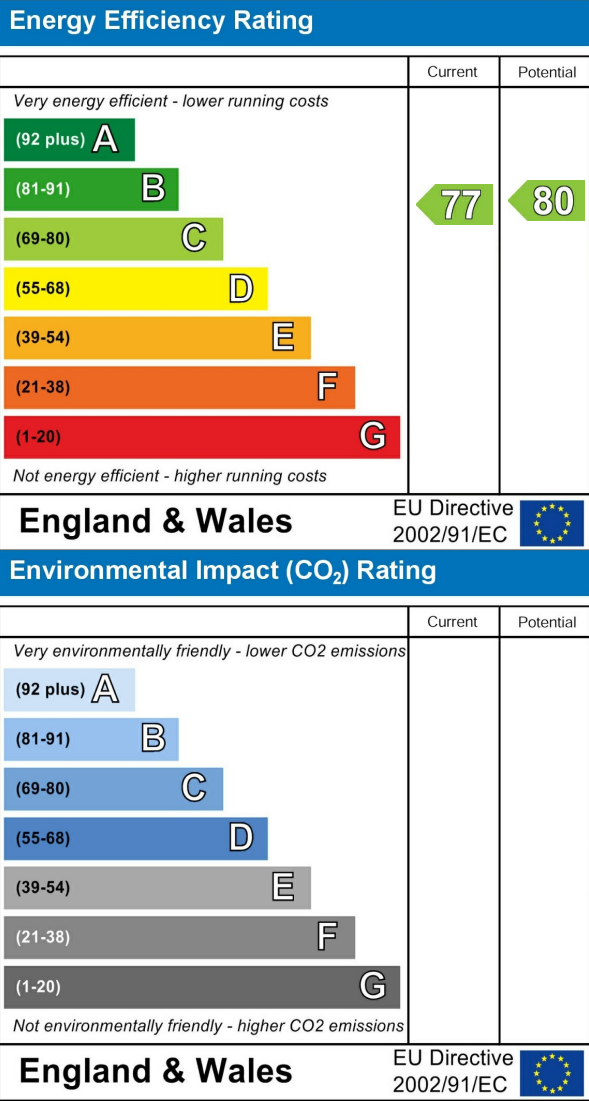
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THE PROPERTIES MISDESCRIPTION  
ACT, 1991

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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