

FOR
SALE

29 PRESTON WOOD, NORTH SHIELDS NE30 3LT
£545,000



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- IMMACULATELY PRESENTED
- TWO RECEPTION ROOMS & CONSERVATORY
- CONTEMPORARY KITCHEN DINER
- MODERN BATHROOM WC, ENSUITE & DOWNSTAIRS WC
- ATTACHED DOUBLE GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING C

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VESTBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
17'10 x 11'9

RECEPTION ROOM TWO
11'9 x 11'4

CONSERVATORY
11'11 x 10'6

KITCHEN DINER
18'11 x 11'5

DOWNSTAIRS WC

LANDING

BEDROOM ONE
12 x 10'9

ENSUITE
7'7 x 5

BEDROOM TWO
10'9 x 9

BEDROOM THREE
9 x 8'8

BEDROOM FOUR
8'10 x 8'9

BATHROOM WC
7'3 x 6'4

GARAGE
18'1 x 14'3

FRONT GARDEN

REAR GARDEN

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This beautiful and modern, detached house is perfectly located on a cul de sac within a sought after residential location. It boasts a wealth of contemporary features and is ideal for a family.

With over 1600 square feet of accommodation set over two floors, this immaculately presented property consists of a vestibule and welcoming entrance hallway with stairs up to the first floor. There are two reception rooms and a light and airy conservatory. The fantastic kitchen diner easily accommodates a six seater dining table and benefits from a good range of contemporary units with Quartz worktops and integrated appliances including an eye level double oven, induction hob, dishwasher and fridge freezer. There is also a downstairs WC with pedestal wash basin. To the first floor there are four stylish bedrooms, one with ensuite which includes a walk in shower, pedestal wash basin and integrated WC. The modern family bathroom benefits from a walk in shower, pedestal wash basin and integrated WC. Externally there is an attached double garage, a front garden with driveway parking for up to two cars and a substantial south facing rear garden with lawn, stone paved patio, mature shrubs and planted borders.

The superb layout, amazing condition and generous size 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, 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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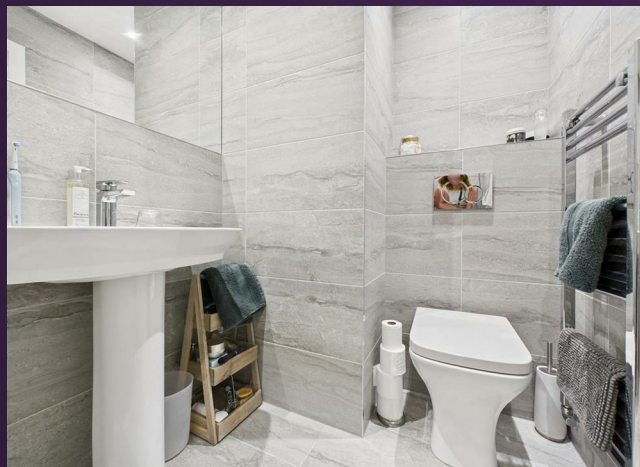
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1621 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
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



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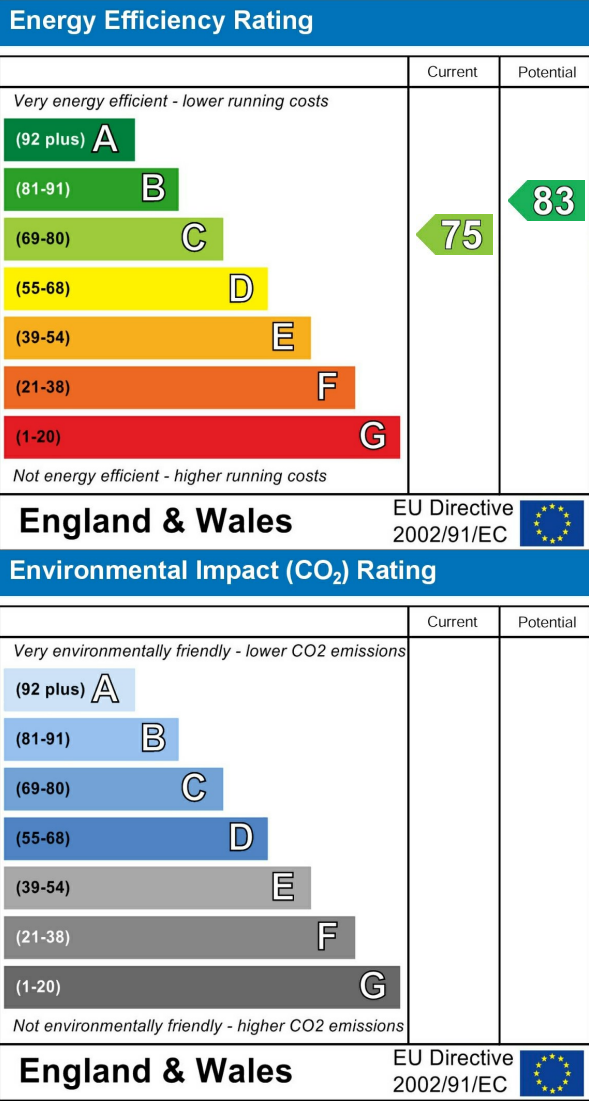
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

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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