



Jan Forster
FOR SALE
0191 236 1079
janforsterestates.com



- Link Semi Detached House
- Five Double Bedrooms
- Excellent Residential Location
- Extended Family Area
- Gas Central Heating
- Great Schools To Hand
- Freehold Property
- Extended Accommodation
- Council Tax Band *D*
- Viewing Essential





Welcome to Malvern Road, Preston Grange, North Shields - a charming location for this spacious link semi detached house that boasts five bedrooms, making it the perfect large family home. This property has been thoughtfully extended to provide ample living space for a growing family or those who love to entertain; there is plenty of room for everyone to have their own space or for guests to stay over comfortably.

Briefly comprising to the ground floor:- entrance porch, hall, spacious lounge with walk-in bay window, a generous bright and airy kitchen with fitted units, an eye-level oven and extended dining/family area. There is also a handy utility room. On the first floor you have five double bedrooms and a family bathroom WC with four piece suite.

Externally there is a charming garden located to the rear with decking, patio and a lawn. There is also a garden to the front with a driveway leading to the integral garage.



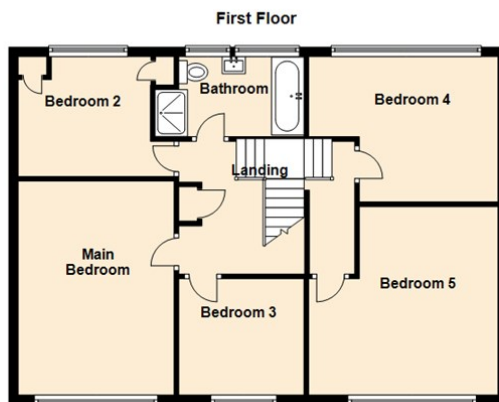
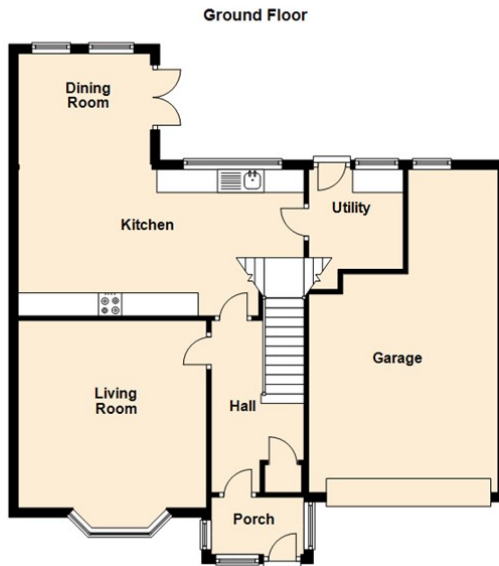
Situated in a desirable area, this house offers the ideal blend of convenience and tranquillity. The location of this property is without doubt extremely central, and you are within easy striking distance of most Tyneside centres. The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by so you have a direct route to the beach or Newcastle City Centre. For the growing family the property is well positioned for access to very well regarded schools.

Early viewing is essential. For more information please call our Tynemouth branch on 0191 257 2000.

Tenure

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

Council Tax band *D*



The difference between house and home

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Living Room 13'3" x 13'3" (4.04 x 4.06)

Kitchen 10'4" x 20'2" (3.16 x 6.16)

Dining/Family Area 7'10" x 9'4" (2.40 x 2.85)

Utility 7'0" x 6'8" (2.15 x 2.04)

Main Bedroom 15'2" x 11'0" (4.64 x 3.36)

Bedroom Two 8'5" x 11'0" (2.59 x 3.36)

Bedroom Three 8'2" x 8'11" (2.51 x 2.73)

Bedroom Four 10'7" x 13'4" (3.23 x 4.08)

Bedroom Five 13'3" x 13'4" (4.06 x 4.08)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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Newcastle

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High Heaton

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Tynemouth

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Low Fell

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