





- Sought After Location
- Two Double Bedrooms
- Charming Residential Street
- Ground Floor WC
- Viewing Recommended
- Mid Terraced House
- No Onward Chain
- Garage in a Nearby Block
- Freehold
- Call For More Information





** Video Tour on our YouTube Channel |
<https://youtu.be/GTEsTemLu8A> **

Located in a delightful position in Preston Village, on a charming residential street, this two-bedroom mid terraced home will appeal to both the first-time buyer and the downsizer.

Internally the property briefly comprises: - entrance hallway, kitchen with fitted wall and floor units, integrated oven, hob, dishwasher, fridge and freezer and wine cooler and a breakfast bar, bright and airy lounge with sliding doors opening to a sunny dining conservatory. To the first floor there are two double bedrooms, both with fitted wardrobes and there is a modern bathroom WC.

Externally there are easy to maintain gardens to both the front and rear and there is also a garage in a nearby block. The property further benefits from central heating and double glazing.



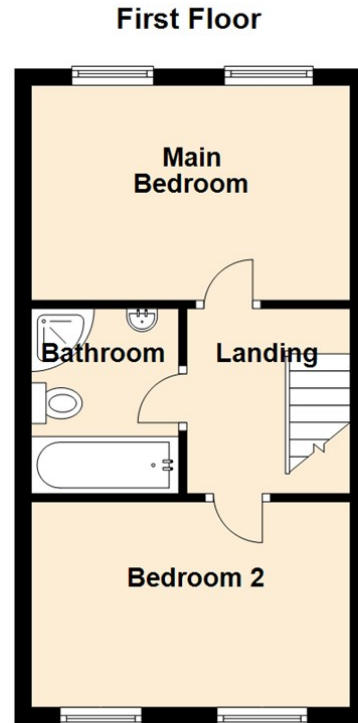
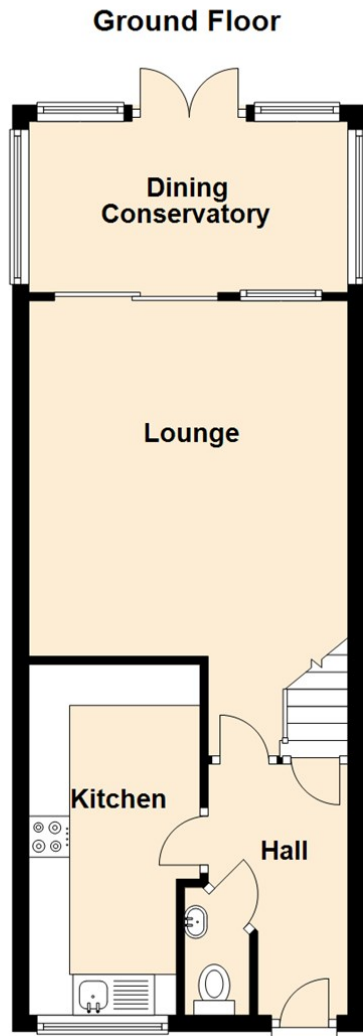
The location of this property is without doubt extremely central and a fabulous variety of local amenities and are within easy reach including cafes, bars, and restaurants. Long Sands Beach and King Edwards Bay are just a few minutes' drive away. The A1058 Coast Road is close by, so you have a direct route to Newcastle City Centre. For the growing family, the property is well positioned for access to very well-regarded schools.

In order to get a real feel for this home should view the property as soon as possible. This will give you a much better understanding of how charming this property is. Please call 0191 257 2000 for more information.

Tenure

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

Council Tax band *C*.



- Lounge 14'3" x 12'9" (4.36 x 3.91)
- Dining Conservatory 12'9" x 6'10" (3.91 x 2.10)
- Kitchen 14'1" x 6'10" (4.30 x 2.10)
- Main Bedroom 8'9" x 12'9" (2.68 x 3.91)
- Bedroom Two 8'3" x 12'9" (2.52 x 3.91)

The difference between house and home

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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	

Gosforth	0191 236 2070
Newcastle	0191 284 4050
High Heaton	0191 270 1122
Tynemouth	0191 257 2000
Low Fell	0191 487 0800
Property Management Centre	0191 236 2680

