

HUNTERS[®]

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Preston Road

North Shields, NE29 0NB

Offers In The Region Of £325,000



Rare to the market 3/2-Bedroom double fronted period property commanding a prominent position within North Shields.

Hunters are delighted to be instructed in the sale of this handsome late Victorian end-terrace house located on the historic Fenwick Terrace, Preston Road on the edge of North Shields town centre.

This property boasts spacious dimensions, being spread across 1,879sq ft. With 2 double Bedrooms; A sitting room with 10ft ceilings, a bathroom with feature sunken bath and an open plan Lower Ground Floor offering potential for conversion into further accommodation or living space.

Stepping inside, you'll be greeted by the character and charm typical of late Victorian architecture.



External

With black metal railing and a short flight of stone steps to the front door, leading to the;

Vestibule 6'9" x 3'1" (2.07 x 0.95)

Porch area offering meter storage and through a large stained glass door providing access to;

Hallway 6'9" x 9'10" (2.07 x 3.02)

Central hallway with Sitting Room to the right, Kitchen to the left, stairs up ahead and a door leading to the Lower Ground floor and Rear Yard

Sitting Room 20'2" x 14'0" (6.15 x 4.27)

Impressively proportioned sitting room benefiting from ceilings in excess of 10 foot, a feature fireplace, large double-glazed window to the front and ceiling coving.

Kitchen 18'6" x 14'0" (5.66 x 4.27)

Large Kitchen with range cooker, 2 generous windows, partial parquet flooring and cabinetry across one wall.

Stairs

Stairs from the ground floor to the first, with large window to the rear of the property and feature hand-rail.

Landing 15'10" x 10'6" (4.83 x 3.22)

Landing from stairs, with Master Bedroom to the left, Second Bedroom ahead and Bathroom to the right.

Master Bedroom 16'11" x 13'5" (5.16 x 4.10)

Large Master Bedroom, currently with double glazed window to front and sliding wardrobes to the side of the chimney breast wall.

Bathroom 12'0" x 13'5" (3.66 x 4.10)

Bathroom with raised flooring providing housing for a vintage, oversized sunken bath. Windows on two walls with privacy glass. Also with toilet and hand basin.

Second Bedroom 15'10" x 10'1" (4.83 x 3.08)

Second Bedroom to the front of the property with large window.

Lower Ground 44'8" x 17'10" (13.63 x 5.45)

Open plan Lower Ground floor offering circa 60M2 of living space. With two double glazed windows to the front of the property and chimney breasts on opposing walls. Easily configurable into further bedrooms, or additional living space.

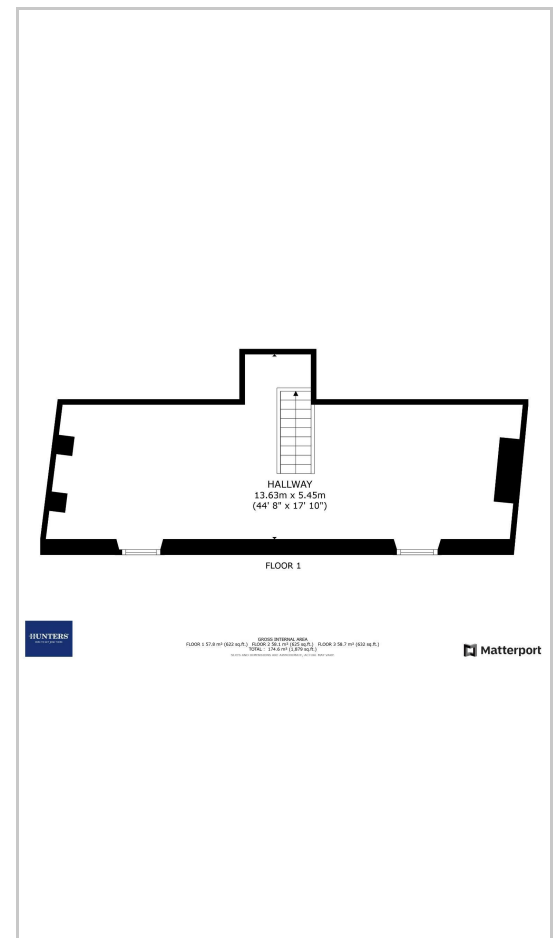
Rear Yard

Rear Yard with garage doors leading to back lane, providing hard standing for up to 2 cars.

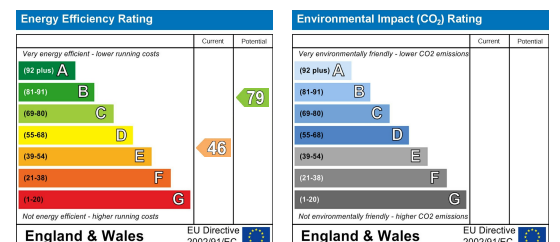
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.