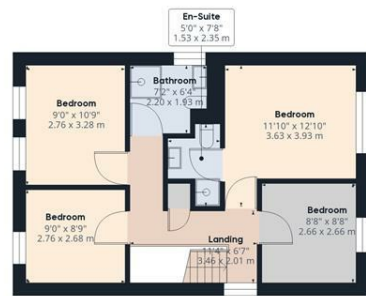




# Preston Wood, North Shields



Ground Floor



Floor 1

Approximate total area<sup>1)</sup>  
1631.53 ft<sup>2</sup>  
151.57 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £575,000



## Description

RARE TO THE MARKET IS THIS BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME LOCATED WITHIN THE SOUGHT AFTER DEVELOPMENT OF PRESTON WOOD NORTH SHIELDS

Brannen & Partners welcome to the market this immaculate four bedroom detached property offering modern interiors, two reception rooms, generous South facing garden and garage with driveway parking. Conveniently located within this popular development close to amenities and highly regarded schools.

Briefly comprising: Entrance vestibule with access to a separate W.C. with hand basin. The hallway has stairs to the first floor with an understairs storage cupboard. The spacious living room has two feature windows to the front and an attractive fireplace with a gas fire. The extended open plan kitchen/breakfast room offers a modern range of fitted units with granite worktops, integrated appliances include a dishwasher, induction hob, double oven and fridge. A door leads to the garage and a door opens out to the side of the property. The dining room is currently being utilised as a snug and has double doors to the conservatory offering views over the rear garden.

To the first floor are four good size bedrooms all benefitting from stylish fitted shutters and one boasting a modern en-suite shower room with hand basin, W.C. and heated towel rail. The family shower room consists of a step in shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a generous size well maintained South facing garden with a patio area, lawn, planting and side access to the front. To the front is a lawn, driveway parking and a garage with an electric door.

Situated within this highly sought after development in Preston Wood which is set between the two very popular towns of Whitley Bay and Tynemouth. It is well located close to local amenities as well as being close to road links in to the City Centre. Tynemouth Village is within walking distance or by car and offers a wide range of restaurants and cafes.

## Entrance Vestibule

## W.C.

## Hallway

## Living Room

17'11" x 11'8"

## Dining Room

11'9" x 11'3"

## Conservatory

11'8" x 10'7"

## Kitchen/Breakfast Room

19'0" x 11'4"

## Bedroom One

12'10" x 11'10"

## En-Suite

7'8" x 5'0"

## Bedroom Two

10'9" x 9'0"

## Bedroom Three

8'8" x 8'8"

## Bedroom Four

.249'4" x 8'9"

## Shower Room

7'2" x 6'3"

## Externally

Externally to the rear is a generous size well maintained garden with a patio area, lawn, planting and side access to the front. To the front is a lawn, driveway parking and a garage with an electric door.

