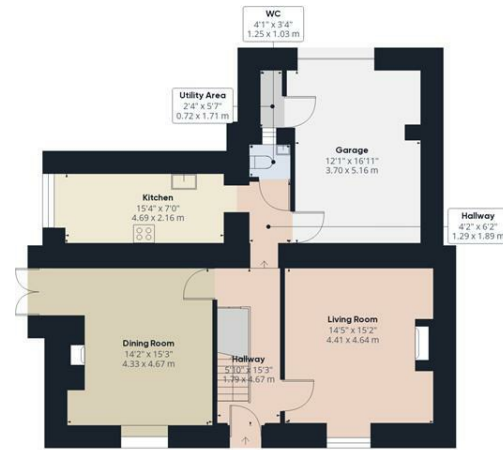
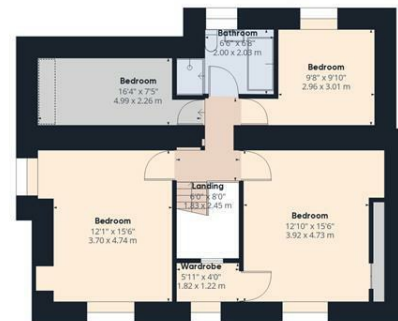




# Front Street, Preston Village



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1700.84 ft<sup>2</sup>  
158.01 m<sup>2</sup>

Reduced headroom  
12.48 ft<sup>2</sup>  
1.16 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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.

Guide Price £525,000

## Description

FANTASTIC OPPORTUNITY TO ACQUIRE THIS STUNNING, DECEPTIVELY SPACIOUS FOUR BEDROOM DOUBLE FRONTED END TERRACE PERIOD PROPERTY, WITH A LARGE GARAGE AND SUNNY SOUTH FACING PRIVATE GARDEN. SITUATED IN THE SOUGHT AFTER AREA OF PRESTON VILLAGE. CLOSE TO THE COAST WITH GOOD AMENITIES, TRANSPORT LINKS AND EXCELLENT SCHOOLS NEARBY

Rare to the market is this deceptively spacious double fronted four bedroom end terrace period property situated in Preston Village. Boasting period features, two reception rooms, four double bedrooms, a large garage and sunny South facing private garden.

Briefly comprising: A welcoming hallway leading to the living room and separate dining room which overlook the front of the property and have exposed beams and decorative fireplaces. The dining room also benefits from a dual aspect that floods the room with light and French doors that lead out into a sunny South facing low maintenance garden.

A stylish recently renovated kitchen with white shaker style units, quartz worktops, an integrated dishwasher and fridge freezer, an extractor fan and range style oven. A separate W.C. is accessed from the hallway where a door leads to a generous sized garage housing a utility area with plumbing for a washing machine and tumble dryer.

To the first floor is a bright and airy landing, enhanced by a stained glass window. The landing leads to four double bedrooms, two of which are particularly generous in size. One of the two larger bedrooms also benefits from dual aspect and fitted wardrobes, the other has a walk-in dressing area. The third bedroom benefits from large wardrobes which the owner may be prepared to leave. The fourth bedroom is currently being used as a study. There is potential to convert the attic with the relevant permissions. Given the property is double fronted this would probably allow for an additional large bedroom with en suite and perhaps another study or bedroom. The newly fitted family bathroom comprises a bath, separate step in shower, hand basin, W.C and radiator. The property benefits from good storage space, a 12 year damp proof guarantee and a P.I.V vent which promotes better quality air internally. Viewing highly recommended.

It is ideally situated in the heart of Preston Village with a good choice of local shops and amenities within walking distance, good local road and transport links (including bus and metro) and offers easy access to Northumberland and Newcastle City Centre.

Close to Tynemouth Village a highly desirable area at the mouth of the Tyne, Whitley Bay and North Shields Fish Quay with a cosmopolitan mix of dining establishments and brasseries and excellent schools are all nearby.

## Entrance Hallway

### Living Room

15'2" x 14'5"

### Dining Room

15'3" x 14'2"

### Kitchen

15'4" x 7'1"

### W.C.

### Bedroom One

15'6" x 12'10"

### Bedroom Two

15'6" x 12'1"

### Bedroom Three

9'10" x 9'8"

### Bedroom Four

16'4" x 7'4"

### Externally

Externally to the side is a low maintenance private garden with patio area and mature planting, to the rear is a garage.

### Local Area

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