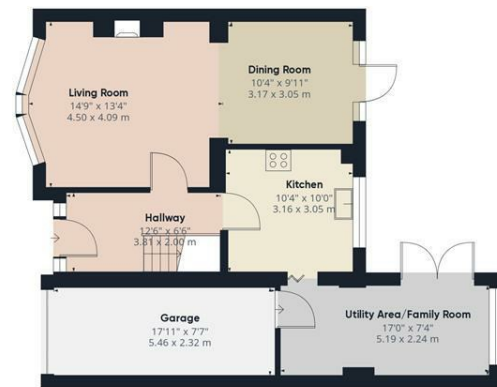




# Whitecliff Close, Preston Grange



Ground Floor



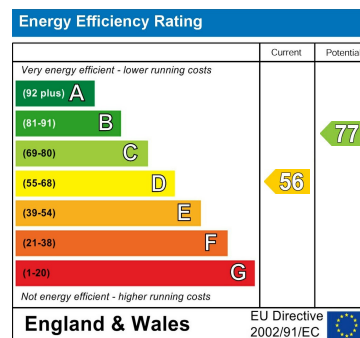
Floor 1

Approximate total area<sup>(1)</sup>  
1470.33 ft<sup>2</sup>  
136.6 m<sup>2</sup>

(1) 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



**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.

Offers Over £338,000

## Description

DOUBLE EXTENDED FIVE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN A QUIET CUL-DE-SAC WITHIN THIS POPULAR RESIDENTIAL AREA IN PRESTON GRANGE NORTH SHIELDS - NO UPPER CHAIN. PRICED TO SELL TO ALLOW FOR SOME UPDATING

We welcome to the market this well proportioned five bedroom family home situated in Preston Grange North Shields. Benefitting from generous sized accommodation, two bathrooms, West facing garden and driveway parking and a garage. Selling due to relocation.

Briefly comprising: Entrance hallway with stairs to the first floor. The open plan lounge/diner offers a dual aspect with a large window to the front and a door from the dining area opening out to the rear garden, there is a feature fireplace housing a gas fire. The kitchen has fitted wall and base units which includes a free standing range style oven, extractor hood, dishwasher and fridge/freezer. An additional family room provides a great space with double patio doors accessing the rear garden as well as offering plumbing for a washing machine and access to the garage.

To the first floor are five bedrooms, shower room and family bathroom comprising a bath, hand basin, W.C. and heated towel rail.

Externally to the rear is a West facing garden and to the front is a garden, driveway parking and a garage.

Preston Grange, North Shields is a sought after residential area and has great road and bus routes to Newcastle City centre and surrounding towns. There are excellent schools within walking distance and fantastic leisure facilities nearby. North Shields has a good array of local amenities and local shops, a short car ride you can make the most of the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants, cafes and beaches.

## Entrance Hallway

### Living Room

14'9" x 13'5"

### Dining Area

10'4" x 10'0"

### Kitchen

10'4" x 10'0"

### Utility/Family Room

17'0" x 7'4"

### Bedroom

15'2" x 11'1"

### Bedroom

11'6" x 9'1"

### Bedroom

8'11" x 8'3"

### Bathroom

8'4" x 5'6"

### Bedroom

15'3" x 7'4"

### Bedroom

11'6" x 7'4"

### Shower Room

7'5" x 3'8"

## Externally

Externally to the rear is a West facing garden and to the front is a garden, driveway parking and a garage.

## Tenure

Freehold

