



Sandwich Road, Preston Grange



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1465.53 ft²
136.15 m²

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	69	
(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.

Offers Over £330,000

Description

IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN A QUIET CUL-DE-SAC IN PRESTON GRANGE

Brannen & Partners are delighted to welcome to the market this beautifully presented three bedroom family home situated within this sought after area in Preston Grange. Boasting modern interiors, large conservatory and stunning private garden.

Briefly comprising: Entrance porch to a welcoming hallway with stairs to the first floor. The living room has a large window to the front allowing plenty of light to fill the room, an opening leads to the kitchen/diner offering a wonderful open plan living space. The stylish kitchen has a good range of fitted units with granite worktops, integrated appliances include an induction hob, Neff oven, fridge and dishwasher. A door from the dining area leads to the large conservatory which provides additional living space as well as beautiful views over the stunning garden. A handy utility room offers additional storage, plumbing for a washing machine, sink and access to a separate W.C.

To the first floor are three bedrooms, two of which have fitted wardrobes. The family bathroom comprises a bath, separate shower, hand basin and W.C. The landing has a loft hatch with a drop down ladder providing additional storage space to a partially boarded loft.

Externally to the rear is a large garden which is beautifully maintained with multiple seating areas, colourful planting and lawn. To the front is driveway parking for multiple cars and a garage.

Preston Grange is a sought-after residential area, it has great road, rail links and bus routes to Newcastle city centre and surrounding towns. 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 and cafés.

Entrance Porch

Hallway

Living Room

13'3" x 12'11"

Kitchen/Diner

20'4" x 10'3"

Conservatory

19'8" x 9'1"

Utility Room

10'1" x 7'2"

W.C.

Bedroom

12'8" x 11'4"

Bedroom

9'6" x 9'1"

Bedroom

8'9" x 8'8"

Bathroom

10'4" x 5'6"

Externally

Tenure

Freehold

