



## Purbeck Close North Shields

A rare opportunity to purchase this beautifully presented and re-designed, detached family home. With fantastic flexibility for multiple family options, including a granny flat, teenage connected apartment or even potential to separate the apartment for investment, (subject to necessary planning consent) this really is a fabulous opportunity! Located on the desirable Preston Grange estate, close to popular local schools, bus routes and approximately a five minute drive from both Whitley Bay and Tynemouth beaches and centres. With wrap around gardens, open aspect to the rear, enclosed patio, driveway and garage, there are two separate entrances to the property. The main house has a stunning entrance porch and hallway, downstairs cloaks/wc., outstanding, open plan lounge and dining kitchen, with multiple windows allowing maximum light into this beautiful room. The lounge has a feature fireplace and modern fire, it flows through to the dining area with feature, turned staircase to the first floor, the dining area opens into the kitchen with a dividing breakfast bar, contemporary and stylish kitchen with integrated appliances and access out to the rear patio garden. Impressive landing area, three double bedrooms, luxurious bathroom with forest waterfall shower, interconnecting storage/landing area through to the apartment, with open lounge/dining kitchen, stunning, high gloss kitchen and appliances, two double bedrooms, stairs down to separate apartment hallway with contemporary ground floor bathroom. There is nothing similar of its type on the open market right now!

# £430,000

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# Purbeck Close

## Preston Grange, North Shields

Double Glazed Entrance Door to:

ENTRANCE LOBBY: tiled floor, radiator, door to:

ENTRANCE HALLWAY: tiled floor, spotlights to ceiling, radiator, double doors into lounge, door to:

DOWNSTAIRS CLOAKS/WC.: high gloss sink unit with mixer taps, low level w.c. with recessed flush, chrome ladder radiator, tiled floor, spotlights to ceiling, double glazed window, modern tiling to walls

LOUNGE/DINING ROOM: 24'7 x 16'0, (7.49m x 4.88m), into alcoves, an outstanding, open plan lounge and dining room which flows beautifully into the kitchen area, the lounge has an attractive feature fireplace with contemporary electric fire, spotlights to ceiling, two large double glazed windows, turned, feature staircase to the first floor, three radiators, engineered oak flooring, breakfast bar, open through to:

KITCHEN: 16'0 x 7'9, (4.88m x 2.36m), stunning, contemporary kitchen incorporating a range of two colour, base, wall and drawer units, co-ordinated worktops, integrated electric oven, hob, cooker hood, plumbed for automatic washing machine, engineered oak flooring, double glazed door to the rear patio garden, two double glazed windows, one and a half bowl sink unit with mixer taps

FIRST FLOOR LANDING AREA: double glazed window, door to connecting hallway, radiator, door to:

BEDROOM ONE: (front): 15'5 x 12'3, (4.70m x 3.79m), into alcoves, fabulous sized principle bedroom, with two double glazed windows, radiator

BEDROOM TWO: (side): 11'9 x 7'7, (3.58m x 2.31m), into alcoves, radiator, two double glazed windows

BEDROOM THREE: (rear), 11'0 x 7'4, (3.35m x 2.24m), radiator, double glazed window

FAMILY BATHROOM: 9'1 x 5'4, (2.77m x 1.62m), luxurious, re-fitted family bathroom, comprising of, bath with hot and cold mixer taps, chrome shower with additional forest waterfall spray, high gloss vanity sink unit with mixer taps, low level w.c. with recessed flush, tiled bath and shower area, tiled floor, spotlights to ceiling, chrome ladder radiator



ADJOINING LANDING INTO APARTMENT: 9'1 x 4'8, (2.77m x 1.46m), fitted shelving, door into:

LOUNGE/KITCHEN AREA: 21'0 x 10'0, (6.40m x 3.05m), maximum measurements, open plan, beautifully presented family lounge and kitchen area, the kitchen has been fitted with a range of high gloss, two colour, base, wall and drawer units, fitted worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, hob, cooker hood, integrated fridge, spotlights to ceiling, wood effect laminate flooring, two double glazed windows, radiator, staircase down to the ground floor hallway, door to:

BEDROOM FOUR: (front): 10'6 x 8'7, (3.20m x 2.62m), radiator, double glazed window

BEDROOM FIVE: (front): 10'1 x 8'8, (3.07m x 2.64m), radiator, double glazed window

GROUND FLOOR HALLWAY: wood effect laminate, radiator, stairs up to the first floor, combination boiler, door to:

BATHROOM: Contemporary and stylish suite comprising of, bath with tiled panel, hot and cold mixer taps, chrome shower with additional forest waterfall spray, pedestal wash basin with hot and cold mixer taps, low level w.c with push button cistern, chrome ladder radiator, spotlights to ceiling, tiled bath and shower area, extractor fan

EXTERNALLY: With wrap around gardens and dwarf wall, well stocked borders, enclosed, private rear patio garden, with gated access to the rear and side garden areas, additional, screened front patio area, driveway and an excellent sized garage boasting measurements of 19'2 x 8'4, (5.84m x 2.54m), roller door and double glazed door with access from and into the patio garden

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains/Gas

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway/ Garage

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: D**

**EPC RATING: TBC**

WB2573.AI.DB.15.07.2024 V.1







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