



32 Ingleside Road

Preston Village, North Shields

A fabulous, highly sought after, extended semi-detached property, favourably positioned within this wonderful village. Boasting a delightful Westerly aspect to the rear garden with patio, lawn, borders and shed. The front showcases a superb, recently re-laid resin driveway, with access to the 18'7 x 8'2 garage. Preston Village is close to popular local schools, shops, bus routes, amenities and approximately a 15-20 minute walk to Tynemouth Village, it is also close to excellent transport links. Ingleside Road welcomes you with a spacious entrance porch, into the spacious hallway, the front reception has a feature bay window, fireplace and gas, coal effect fire, there is a separate rear lounge, again with attractive feature fireplace and gas, living flame fire, the patio doors take you out to the gorgeous family room which opens out to and looks over the gorgeous sunny garden. For family dining and entertaining there is an extended, stylish breakfasting kitchen with high gloss units, integrated appliances and breakfast bar. On the first floor the landing opens through to three generous bedrooms, all with fitted storage and there is a contemporary, re-fitted shower room with walk in shower cubicle and forest waterfall spray. Rarely available to the open market, this location is just stunning! We understand that the property has also been re-roofed

£387,500

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Ingleside Road Preston Village

Double Glazed Entrance Door to:

ENTRANCE PORCH: double glazed windows, double glazed door with stained leaded light insert to:

ENTRANCE HALLWAY: An impressive and spacious hallway with feature turned staircase up to the first floor, radiator, feature stained leaded light window, under-stair cupboard, door into the garage, door to:



FRONT LOUNGE: 14'3 x 11'9, (4.34m x 3.58m), with measurements into alcoves and double glazed bay window, attractive feature fireplace with gas, coal effect fire, cornice to ceiling, radiator

LOUNGE: (rear): 14'0 x 11'9, (4.27m x 3.58m), into alcoves, radiator, attractive feature fireplace with gas, coal effect fire, double glazed patio doors into:



FAMILY ROOM: (rear): 12'9 x 9'2, (3.89m x 2.79m), gorgeous family room overlooking the garden area, spotlights to ceiling, Velux window, laminate flooring, double glazed French doors opening to the garden area

BREAKFASTING KITCHEN: (rear): 16'02 x 10'6, (4.88m x 3.20m), a gorgeous, extended and re-fitted breakfasting kitchen, presenting a range of high gloss base, wall and drawer units with soft close doors, contrasting worktops, integrated double oven, five burner gas hob, cooker hood, integrated microwave, dishwasher and washing machine, spotlights to ceiling, breakfast bar, double glazed door to the garden, double glazed window, one and a half bowl sink unit with mixer taps, radiator



FIRST FLOOR LANDING AREA: loft access, double glazed window, door to:

BEDROOM ONE: (front): 17'30 x 11'2, (5.26m x 3.40m), with measurements into double glazed bay window and including depth of fitted wardrobes, providing ample hanging and storage space, co-ordinating dressing table, radiator

BEDROOM TWO: (rear): 11'3 x 14'2, (3.43m x 4.32m), including depth of sliding mirrored wardrobes, radiator, double glazed window

BEDROOM THREE: (front): 11'6 x 7'8, (3.51m x 2.33m), radiator, fitted wardrobes and desk, double glazed window, radiator

SHOWER ROOM: 7'5 x 6'5, (2.24m x 1.96m), a gorgeous, re-fitted shower room, incorporating a walk-in shower cubicle with recessed LED lighting, chrome shower with additional forest waterfall spray, recessed shelf, high gloss floating vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls and floor, under-floor heating, chrome ladder radiator, spotlights to ceiling, double glazed window

EXTERNALLY: A beautiful, West facing rear garden, enclosed with patio area, lawn, shed, borders and feature gravelling. To the front of the property is a re-laid resin driveway and door to the **GARAGE:** 18'7 x 8'2, (5.66m x 2.48m), light on electrical points, combination boiler, tap

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

MINING (delete as appropriate)

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: C

WB3010/AI.AI.3/4/25..V.2





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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