



1 Preston Towers

Preston Road, North Shields



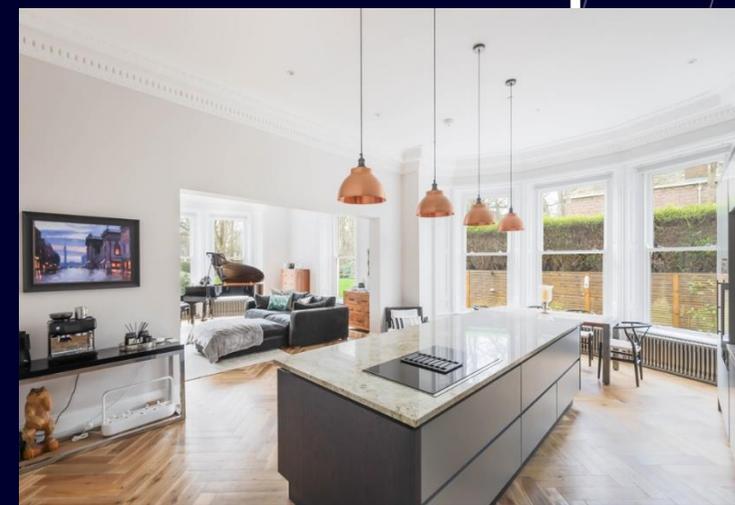
1 Preston Towers, Preston Road, North Shields, NE29 9JW

Stunning end terrace family home boasting up to five bedrooms, three bathrooms, two/three reception rooms, superb open plan kitchen/diner, secure off street parking for multiple vehicles & lovely south facing lawned gardens! This unique and impressive period

property was sympathetically converted approximately five years ago and now offers well laid out accommodation set over three floors. The property itself dates back to 1875 when it was originally constructed as a private residence for a local shipbuilder, with the tower offering a view to the Tyne to watch the ships being built.

Situated within Preston Village, Preston Towers offers excellent accessibility to the nearby shopping facilities and restaurants of Tynemouth itself, including the stunning beaches of King Edwards Bay & Longsands Beach, along with the famous Tynemouth Priory. The property is also placed close to North Shields Fish Quay and North Shields Town Centre with its shops and amenities, as well as being in the catchment area of Kings School in Tynemouth.

Boasting in excess of 3,500 sq.ft, the internal accommodation comprises: Entrance vestibule | Grand entrance hallway with original sweeping staircase leading up to the first floor | Excellent open plan kitchen, dining & living room with beautiful dual bay windows and tall ceilings | The highly impressive kitchen was fitted by Callerton Kitchens and boasts a range of modern cabinetry & worktops, integrated appliances throughout and a large central island | Ground floor WC and store.





A secondary staircase leads up to the first floor and onto a versatile fourth bedroom, currently set out as a study | This room does have water and waste so offers obvious potential to add an ensuite, should any buyer desire.

Returning to the main hallway, the grand staircase leads up to the spacious first floor landing and onto a fantastic principal reception room/bedroom five, again with lovely bay window and impressive view | Bedroom two with ensuite shower room WC | Guest shower room WC. The staircase continues up to the second floor and onto two further bedrooms | The principal bedroom enjoys a large double room with vaulted ceilings and exposed beams | Bedroom three is a further generous double, currently being utilised as a dressing room | Jack & Jill bathroom with contemporary four piece suite.

Externally, the property is accessed through Preston Park leading to a gated driveway for secure off street parking for multiple vehicles | The formal gardens lay to the southerly aspect and offer mature and well stocked borders. Immaculately presented throughout, and offered to the market with no onward chain, early viewings are strongly encouraged to truly appreciate the size and quality of accommodation on offer at this fantastic and rare property!

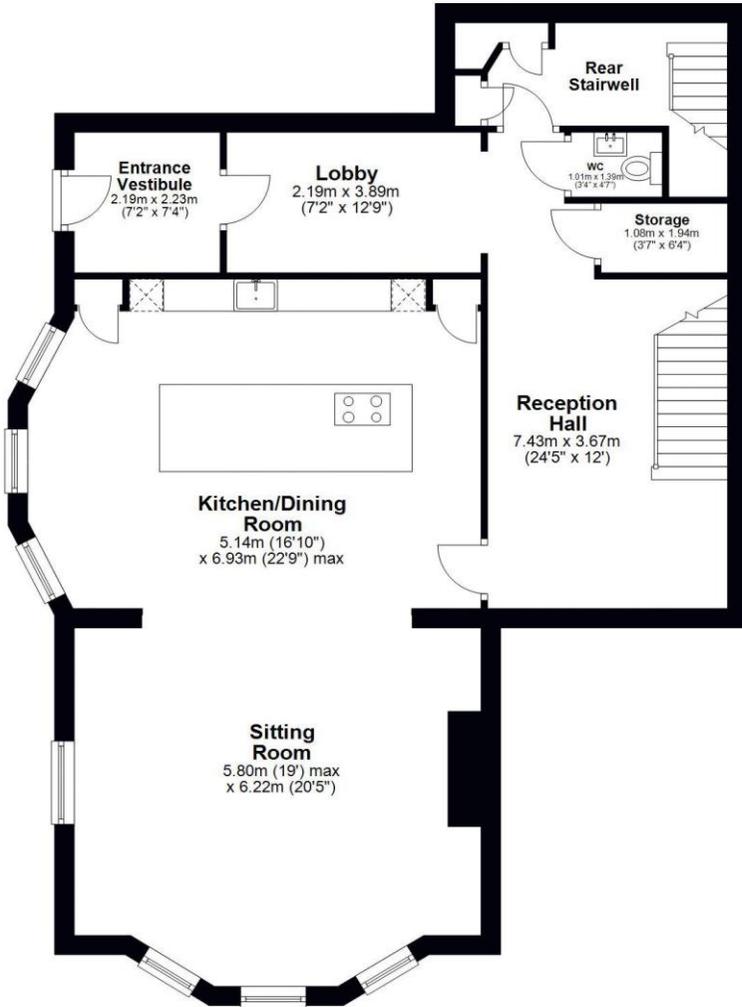
Services: Mains electric, gas, water and drainage | Tenure: Leasehold | Lease Remaining: 994 Years | Service Charge: N/A | Ground Rent: Peppercorn | Council Tax: Band F | Energy Performance Certificate: TBC

Price Guide: Guide Price £1,100,000



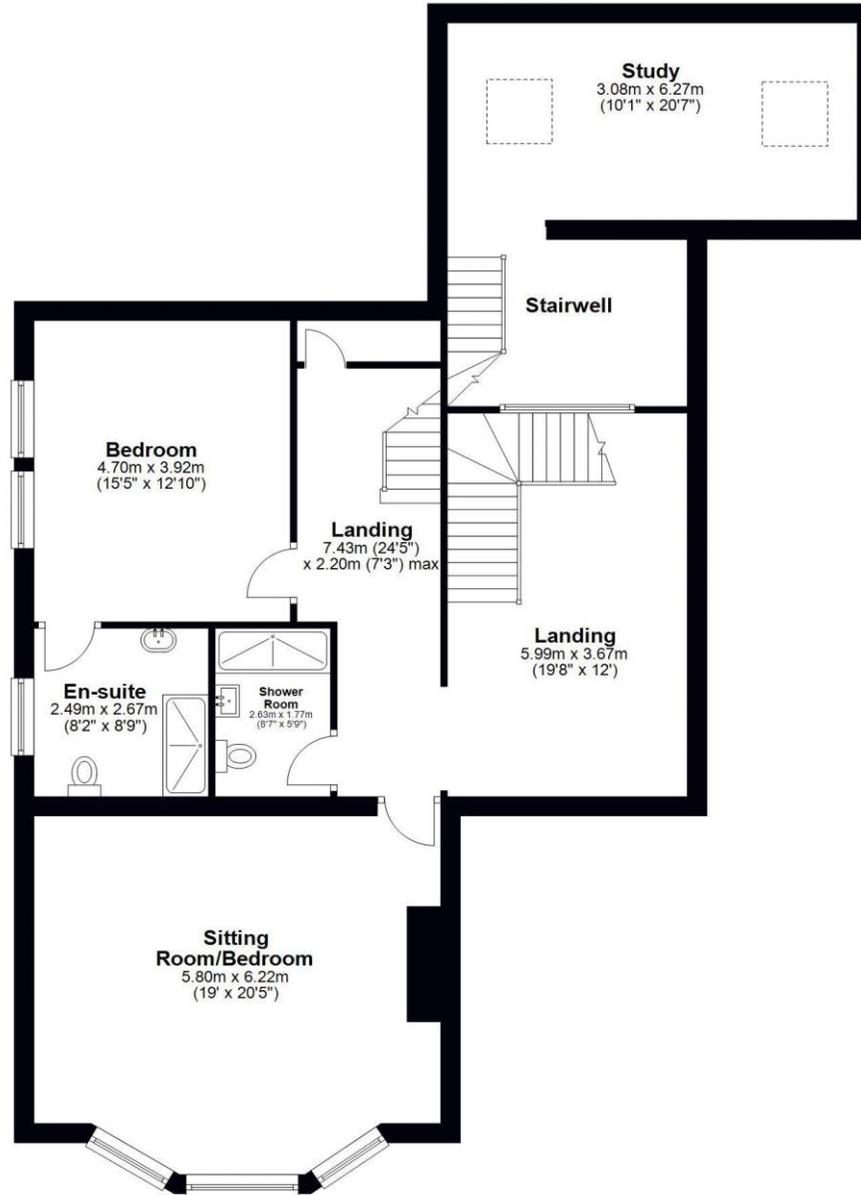
Ground Floor

Approx. 117.9 sq. metres (1269.0 sq. feet)



First Floor

Approx. 133.2 sq. metres (1433.3 sq. feet)



Second Floor

Approx. 78.8 sq. metres (848.0 sq. feet)



Total area: approx. 329.8 sq. metres (3550.3 sq. feet)

1 Preston Towers, North Shields



rare!

From Sanderson Young

Sanderson Young rare! Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
rare@sandersonyoung.co.uk
0191 223 3500