



3 Preston Avenue  
North Shields



## 3 Preston Avenue, North Shields, NE30 2BW

Situated within this highly desirable locality within North Shields, is this well presented, three bedroom mid terraced home which benefits from a private south facing terrace and lovely accommodation across three floors.

Offered with vacant possession, this fabulous property benefits from wonderful features including lovely fireplaces, three generous reception rooms & a modernised kitchen to the rear. The property is ideally located only a short distance from the Tynemouth Golf Club, as well as offering 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 internal accommodation comprises: Entrance vestibule | Entrance hallway with staircase leading up to first floor | Front sitting room with feature fireplace and bay window | Dining room overlooking the rear courtyard | Breakfast room with access onto the ground floor WC | Refitted kitchen to the rear with a range of modern cabinetry and worktops, as well as integrated appliances throughout.

The staircase then leads up to the first floor landing and onto three bedrooms | The principal bedroom is positioned to the front and enjoys a generous double room | Bedroom two is also a large double room | Bedroom three offers a smaller single/study | Family bathroom with four piece suite | Further separate WC. The property also offers light loft storage.

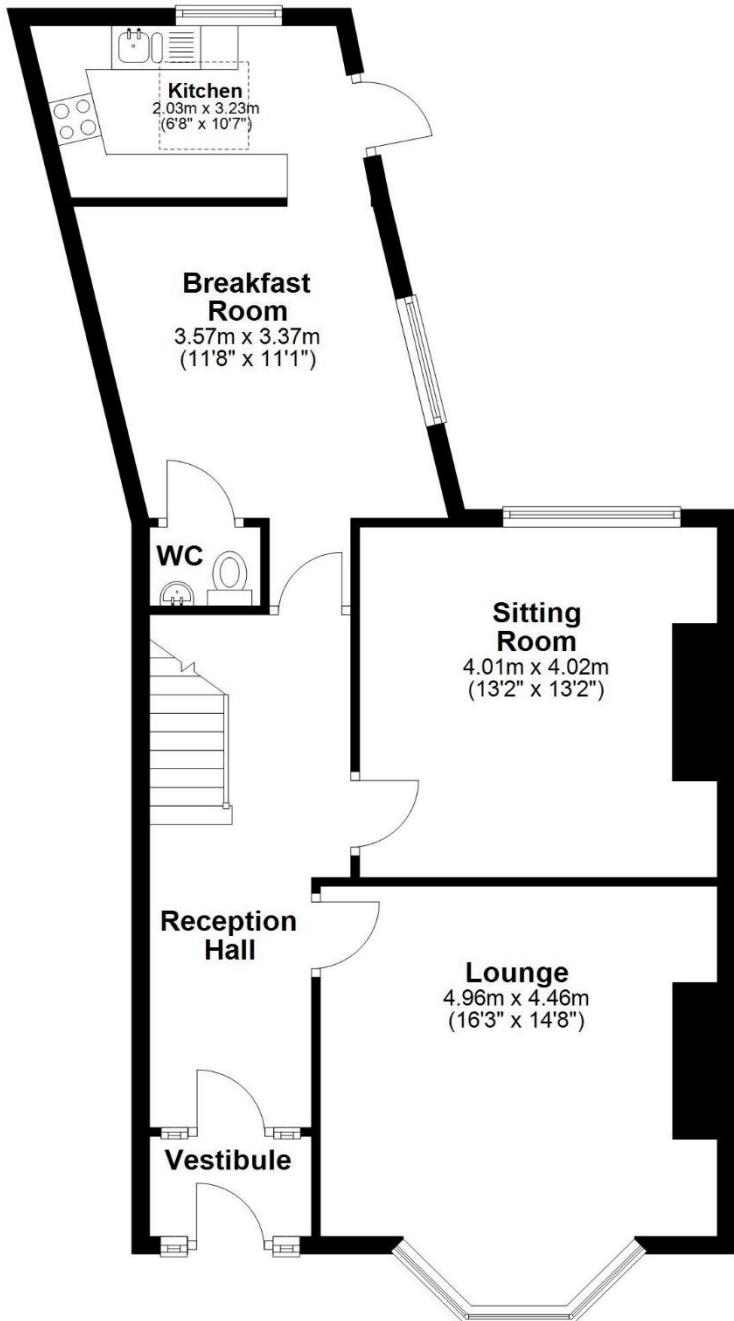
Externally, the property is approached via a front town garden | To the rear is a south facing courtyard garden with storage shed and access onto the service lane.

Well presented throughout, early viewings are strongly encouraged. Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band D | EPC: Rating TBC

Price Guide: Offers Over £375,000

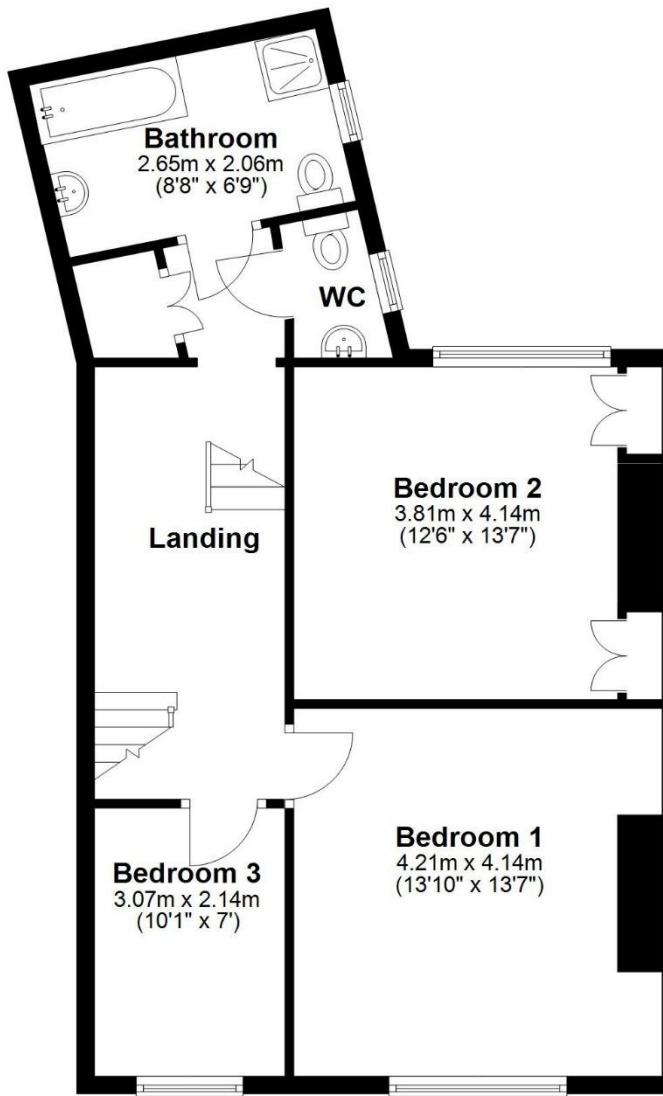
## Ground Floor

Approx. 71.7 sq. metres (771.3 sq. feet)



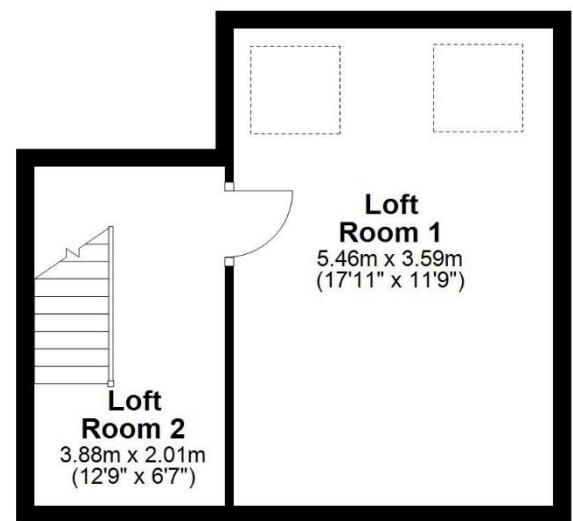
## First Floor

Approx. 63.8 sq. metres (686.3 sq. feet)



## Second Floor

Approx. 28.3 sq. metres (304.7 sq. feet)



Total area: approx. 163.7 sq. metres (1762.2 sq. feet)

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# SANDERSON YOUNG

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