



15 Mendip Close

Preston Grange, North Shields NE29 9QP

- Mid Terraced House
- Extended Breakfasting Kitchen
 - 3 Bedrooms
 - Patio Garden
 - Great location
- Good Sized Lounge/Diner
- Ground Floor Cloaks/W.C
- Modern Shower Room/w.c.
 - Garage
- Viewing is Recommended

£240,000





Welcome to this lovely extended mid-terrace house located on Mendip Close in the desirable area of North Shields. This property offers an excellent opportunity for first-time buyers or families seeking a comfortable and convenient home. Close to local shops and schools making it an ideal choice for families

With three well-proportioned bedrooms, this house provides ample space for family living with the benefit of an extended kitchen.

Briefly comprising Reception Hallway, ground floor Cloaks/w.c., great sized Lounge/Diner with ample space for a table & chairs, Feature fireplace with gas fire and patio doors to rear garden, stairs to first floor. Breakfasting Kitchen with an excellent range of wall and floor units with contrasting work surfaces incorporating stainless steel sink unit with mixer tap, Bosch electric hob, double electric oven. Plumbing for automatic washing machine, under unit lighting, recessed lighting to ceiling and space for table. To the first floor there is a landing with access to loft with ladder and storage space, 3 bedrooms and a good sized family Shower Room with separate enclosure with mains shower, vanity washbasin, low level w.c. tiled walls & floor.



Externally there is a block paved area with wrought iron double gates and a garage with electric door, light and power as well as a Patio Garden.



Reception Hallway

Ground Floor Cloaks/w.c.

Lounge/Diner

16'9 narrowing to 9'2 x 15'7

Breakfasting Kitchen

21'4 x 8'2

First Floor Landing

Bedroom One

11'11 x 11'8

Bedroom Two

12'6 x 8'2

Bedroom Three

12'9 x 6'4

Shower Room

11'5 x 4'10

Externally

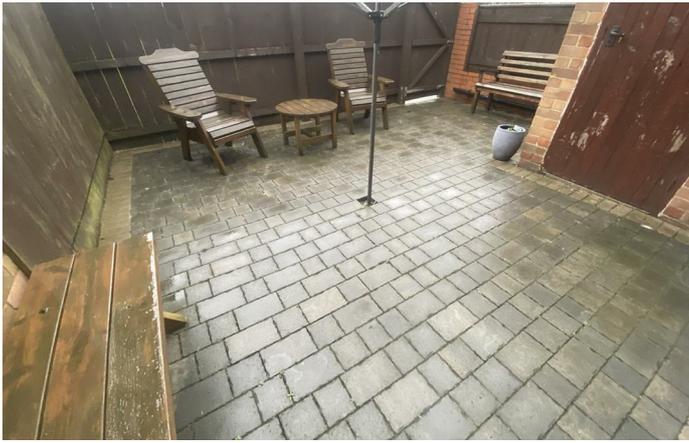
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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.





Local Authority North Tyneside Council
Council Tax Band C
EPC Rating B
Tenure Freehold

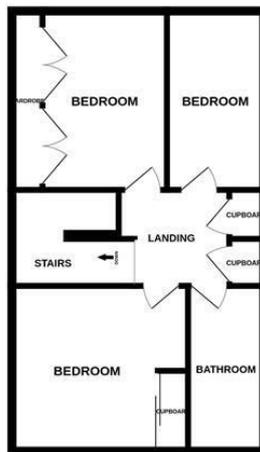
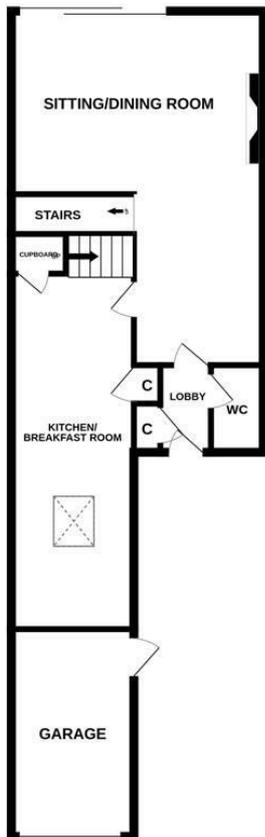
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 88 | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ML Estates Sales Office

27 Avenue Road, Seaton Delaval, Tyne
 And Wear, NE25 0DT

Contact

0191 237 60 60
 sd@mlestates.co.uk
 www.mlestates.co.uk/

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