

FOR
SALE

1 PRESTON TOWERS PRESTON ROAD, NORTH SHIELDS NE29 9JW
£1,100,000



5 BEDROOM HOUSE - END TERRACE

- STUNNING FIVE BEDROOM HOUSE
- IMMACULATEDLY PRESENTED THROUGHOUT WITH FANTASTIC VIEWS
- TWO SPACIOUS RECEPTION ROOMS
- CONTEMPORARY KITCHEN DINER
- DOWNSTAIRS WC
- BEAUTIFUL FAMILY BATHROOM & TWO ENSUITES
- FRONT GARDEN WITH DRIVEWAY PARKING
- NO UPPER CHAIN
- EPC RATING C

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VESTIBULE
ENTRANCE HALLWAY
RECEPTION ROOM
20'3 x 16'5
KITCHEN DINER
23'2 x 16'8
DOWNSTAIRS WC
FIRST FLOOR LANDING

BEDROOM
19'11 x 16'4
BEDROOM
14'11 x 12'8
ENSUITE
8'9 x 8
BATHROOM WC
9'1 x 5'11

BEDROOM
20'7 x 10'1
BEDROOM
20'4 x 18'4
ENSUITE
15'9 x 11'9
BEDROOM
FRONT GARDEN

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Rarely does a home of this calibre come to market. Forming part of the historic Preston Towers, a distinguished Victorian building converted just six years ago, this exceptional five-bedroom residence effortlessly combines contemporary luxury with timeless period charm. Immaculately presented throughout and offered with no upper chain, this is a rare opportunity in one of North Shields' most sought-after residential settings.

Preston Towers is one of North Shields' most notable Victorian landmarks, originally built as a grand private residence and renowned for its architecture, mature grounds and rich heritage.

The property opens into a vestibule leading to a grand entrance hallway with storage cupboards and staircase to the upper floors. The elegant reception room is flooded with natural light from a beautiful bay window and additional garden-facing window, centred around a feature recessed fire and log burner. Open to the reception room is a superb contemporary kitchen diner, designed for modern living and entertaining, with granite worktops, integrated appliances, a substantial island and space for dining.

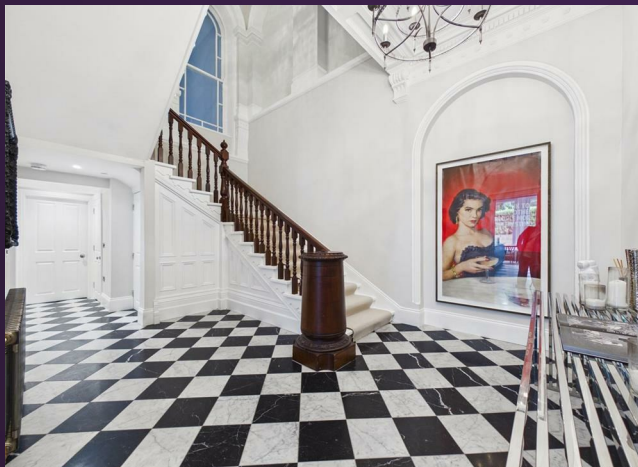
The first floor boasts a grand landing with impressive windows and chandeliers. Two generous bedrooms are located here, one currently utilised as a second lounge with fireplace, log burner and a stylish en-suite shower room. A beautiful family bathroom features period-style fittings, vanity basin, WC and walk-in rainfall shower. A further bedroom, accessed by a separate staircase, is presently used as a home office.

Occupying the top floor is a magnificent principal suite with vaulted ceiling and dual-aspect windows creating a wonderful sense of light and space. The suite includes a lounge area and luxurious en-suite with freestanding bath and separate rainfall shower. A further bedroom is currently used as a dressing room.

Externally, south-west facing gardens provide a stunning setting for outdoor enjoyment, complemented by driveway parking for multiple cars.

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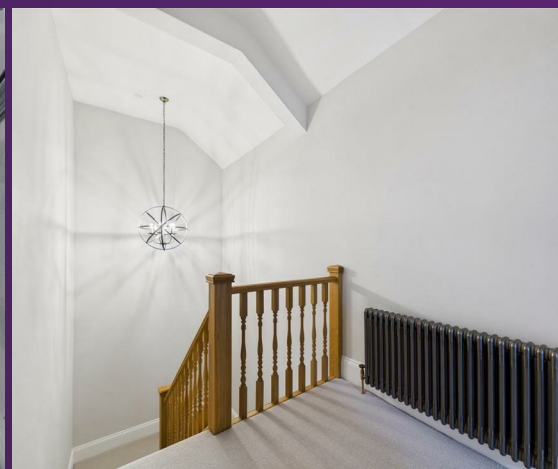
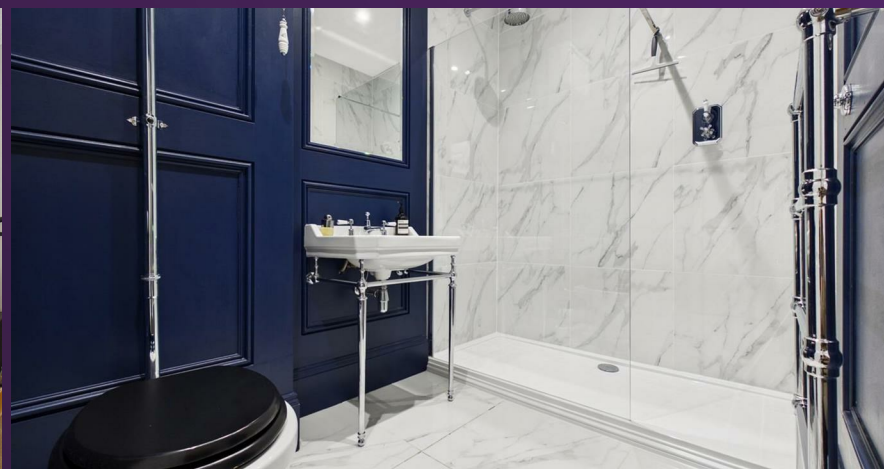
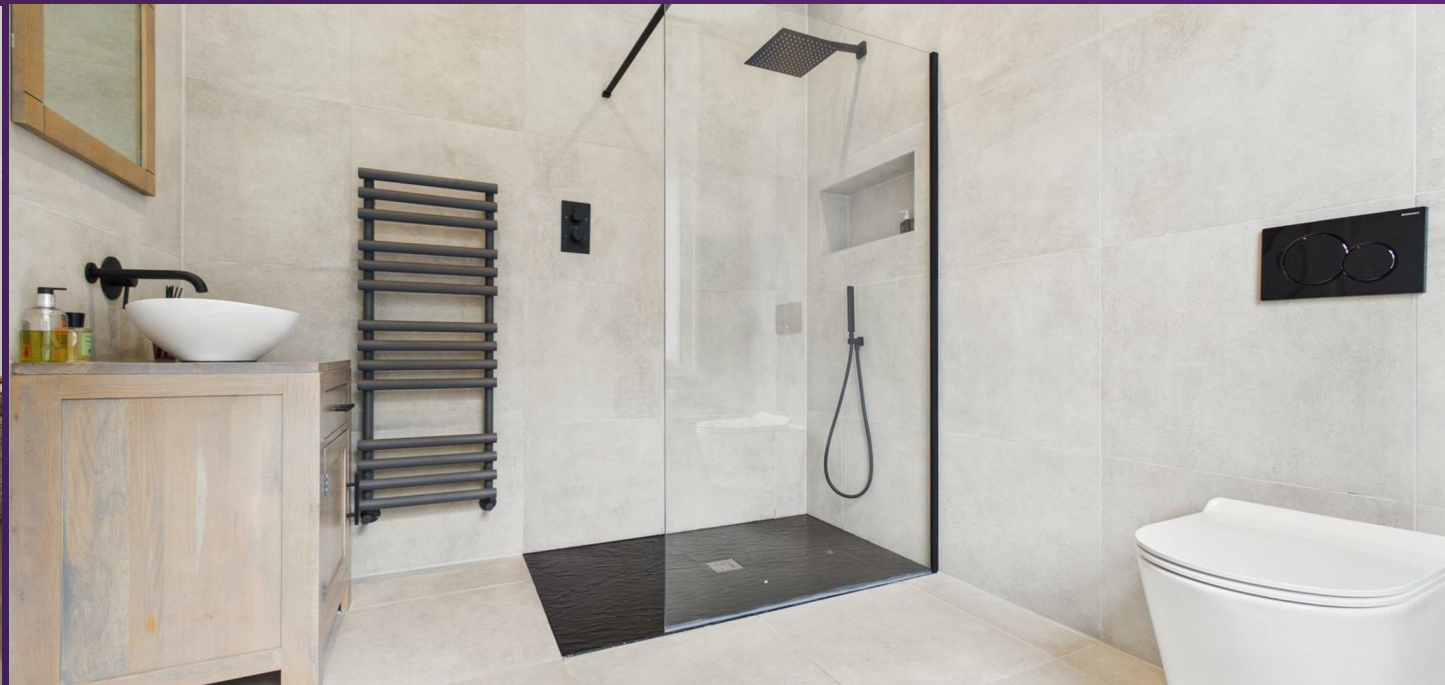
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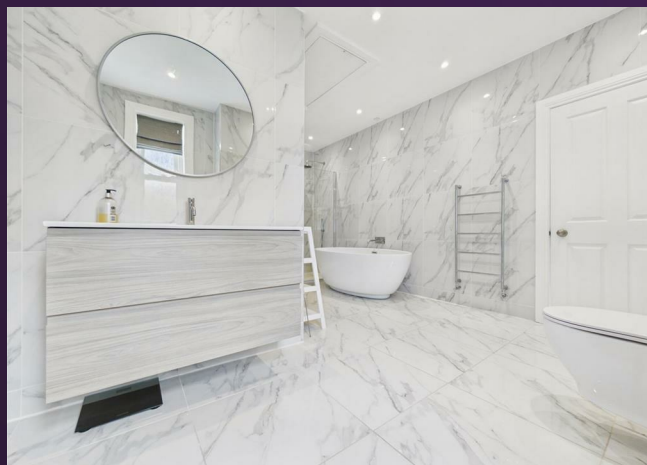
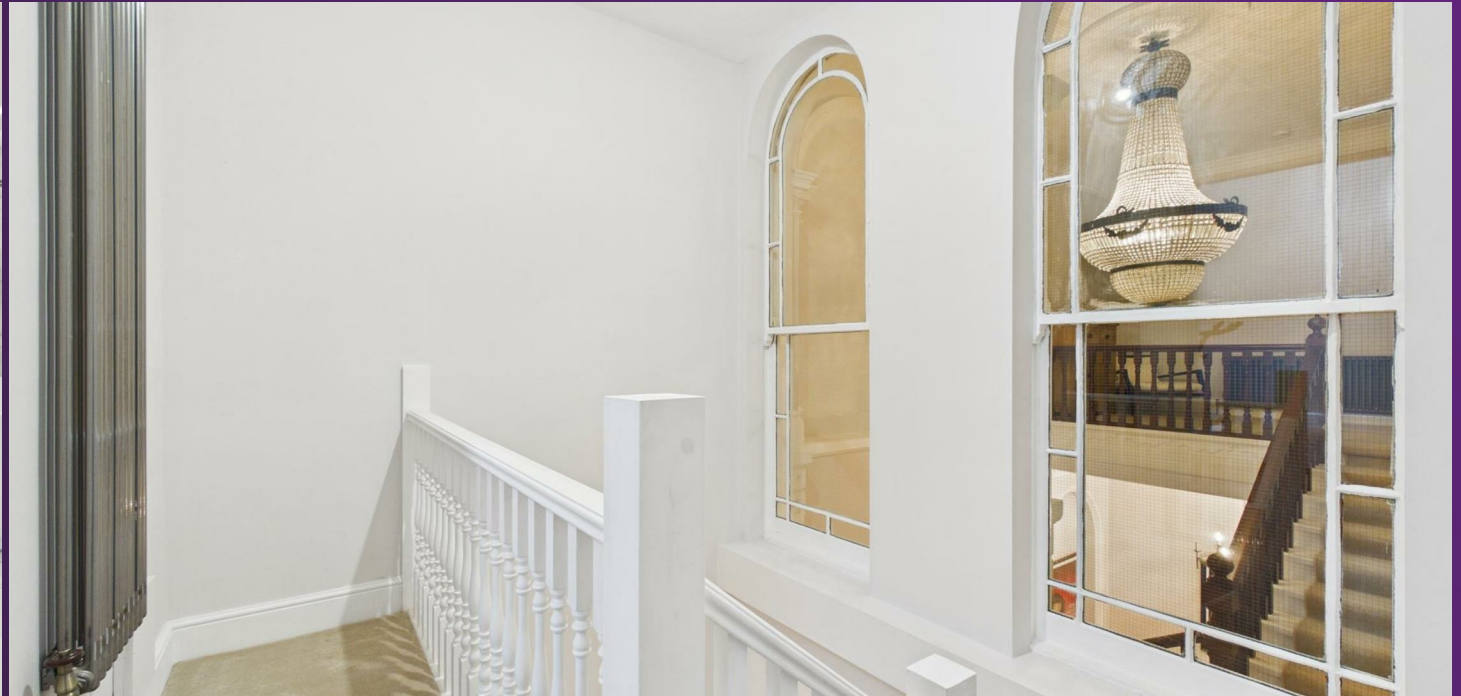
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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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 (CO₂) 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		

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