



10 Tenbury Crescent
, North Shields, NE29 9EP
£275,000



Trading Places

Coastal and Country Property Specialists



3



1



2



D

10 Tenbury Crescent

, North Shields, NE29 9EP

Trading Places are pleased to present this three bedroom semi-detached family home, ideally located on the quiet Tenbury Crescent within the sought-after Preston Grange estate. Offering well proportioned accommodation throughout, this property is perfectly suited to buyers looking for a home with potential to update and personalise to their own taste.

The property opens with a bright entrance porch leading into a welcoming hallway, with access to the living room, kitchen, and stairs to the first floor. To the front, there is a spacious living room, while to the rear a light-filled dining room overlooks the garden. The ground floor is completed by a fitted kitchen and a separate utility room. Upstairs, there are three well proportioned bedrooms and a bathroom. Externally, the property benefits from attractive front and rear gardens, a garage, and a driveway providing off-street parking.

Preston Grange is a popular estate in North Shields, ideally situated close to local amenities, shops, and well-regarded schools. Both Whitley Bay and North Shields town centres are within easy reach, along with excellent road and transport links. A range of popular schools are also conveniently within walking distance, making this location ideal for families.

This property is expected to appeal to a wide range of buyers, and early viewing is highly recommended. Contact Trading Places on 0191 251189 to book. EPC Rating D. Council Tax Band C.

Entrance Porch

Accessed via a double glazed sliding door, with ceiling light and a glazed internal door leading through to the hallway.

Hallway

A bright and welcoming hallway with doors leading to the living room and kitchen. Stairs to the first floor with useful under-stairs storage. Features include a large single radiator, carpeted flooring, and a central ceiling light.

Living Room

13'3" x 13'3" (4.05m x 4.05m)

A homely front-facing lounge featuring a large UPVC double glazed window, ceiling coving, central light, and a large single radiator. Sliding doors with glazed inserts lead through to the dining room.

Dining Room

17'10" x 10'0" (5.46m x 3.07m)

A bright and spacious rear-facing dining room with a UPVC double glazed window and door providing outlook and access to the rear garden. Also benefiting from a large single radiator and central light.

Kitchen

10'4" x 9'6" (3.16m x 2.90m)

A functional kitchen fitted with a range of wall, base and drawer units with matching worktops and half-height tiled walls. Incorporates a sink with mixer tap, eye-level integrated oven, and gas hob. A UPVC double glazed window provides an outlook over the rear garden. Further benefits include a double radiator and an internal door leading to the utility room.





Utility

9'2" x 8'0" (2.81m x 2.44m)

A great addition to the ground floor, the utility room is fitted with base units and a newly installed wall-mounted boiler. It also provides access to the rear garden and internal access to the garage.

Landing

A spacious and bright landing providing access to all bedrooms and the family bathroom. A double glazed window with obscure glass allows for natural light while maintaining privacy.

Bedroom One

12'8" x 10'11" (3.88m x 3.35m)

A front-facing bedroom featuring a UPVC double glazed window, single radiator, and ceiling coving. Fitted wardrobes provide ample storage.

Bedroom Two

11'0" x 9'2" (3.36m x 2.81m)

Bedroom two is positioned to the rear of the property and features a UPVC double glazed window, a single radiator, and a useful storage cupboard.

Bedroom Three

8'11" x 8'4" (2.73m x 2.55m)

Bedroom three is a front-facing room with a UPVC double glazed window and a single radiator.

Family Bathroom

The family bathroom features two UPVC double glazed obscure windows to the rear elevation. Comprising a bath with electric shower over, low level WC, and pedestal wash basin.

Garage

The single garage benefits from lighting and power and can be accessed via the front driveway or internally through the utility room.

Front Gardens

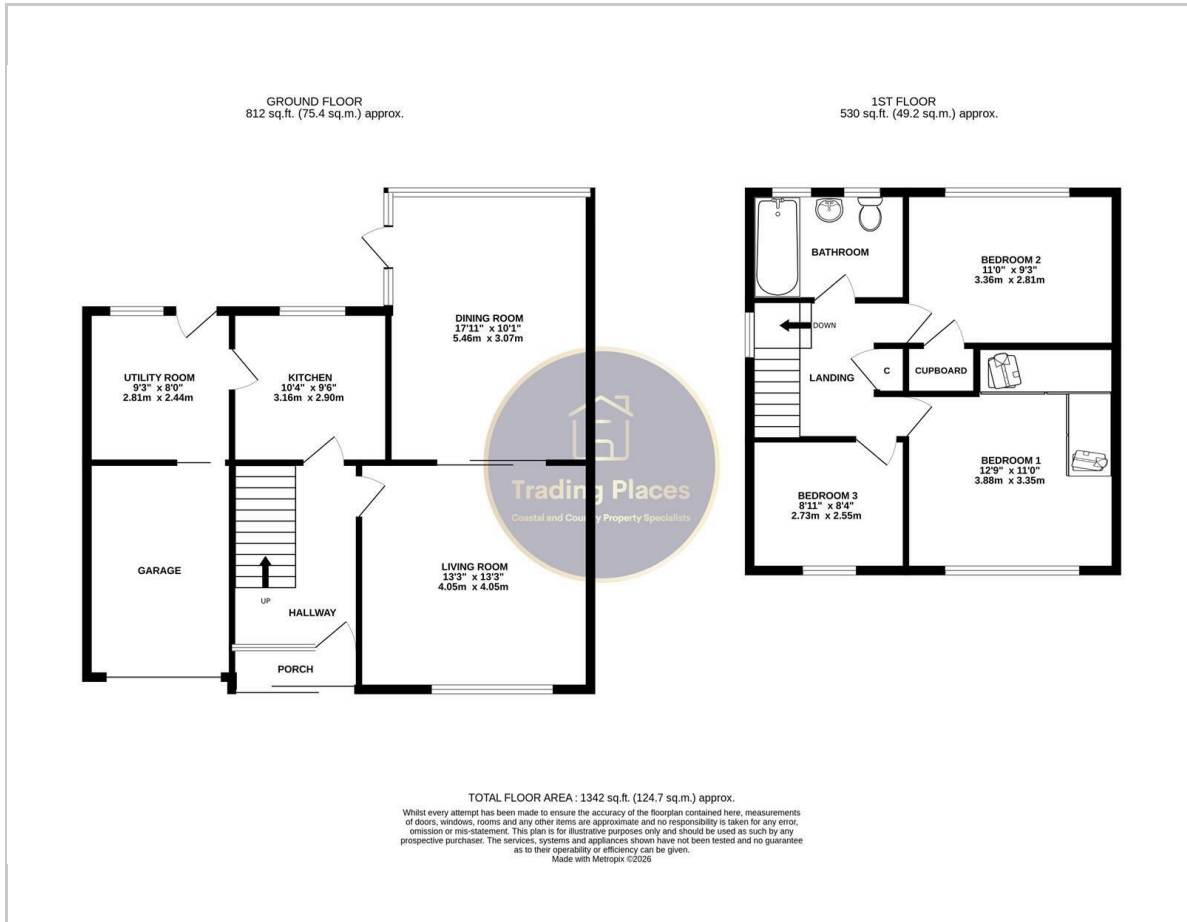
Front garden with driveway parking, a laid lawn, mature shrubs, and walled boundaries.

Rear Gardens

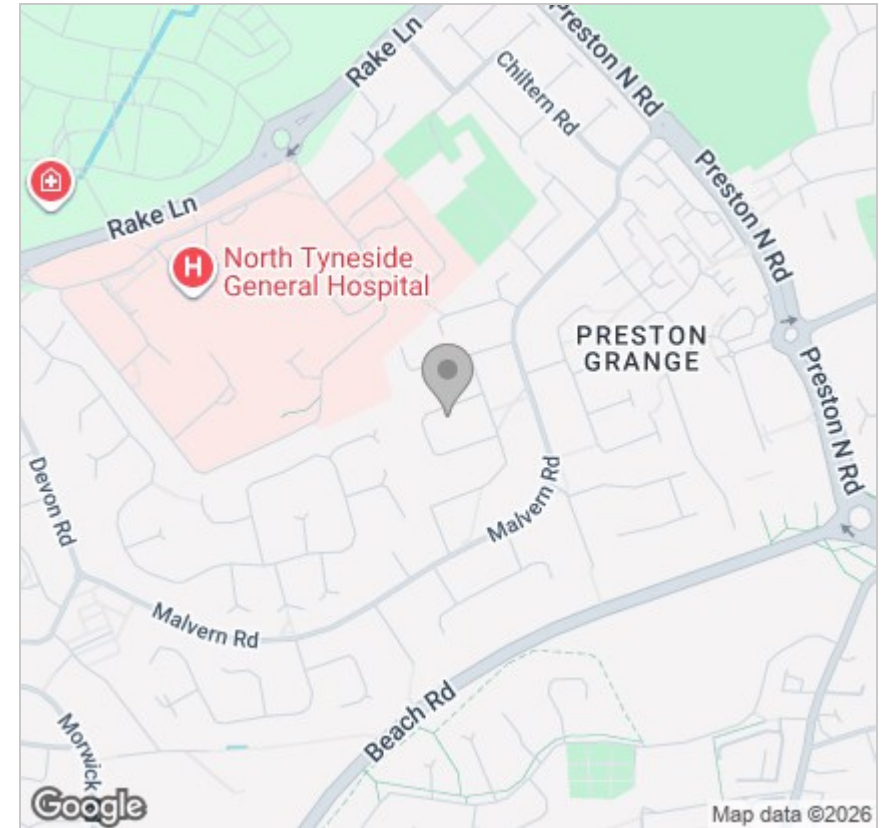
A large, private and well-maintained rear garden featuring fenced boundaries, a laid lawn, mature shrubs and planting, along with a paved seating area.



Floor Plan



Area Map

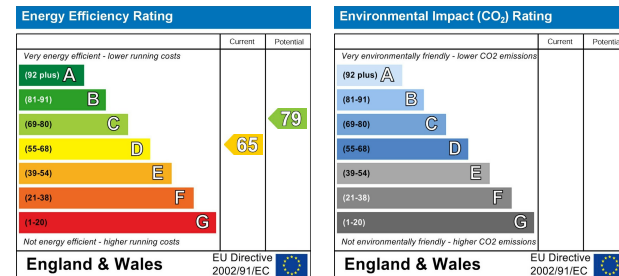


Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



2a Kew Gardens, Whitley Bay, Tyne and Wear, NE26 3LY
 Tel: 0191 251 1189
 Email: info@tp-property.co.uk
 www.tp-property.co.uk