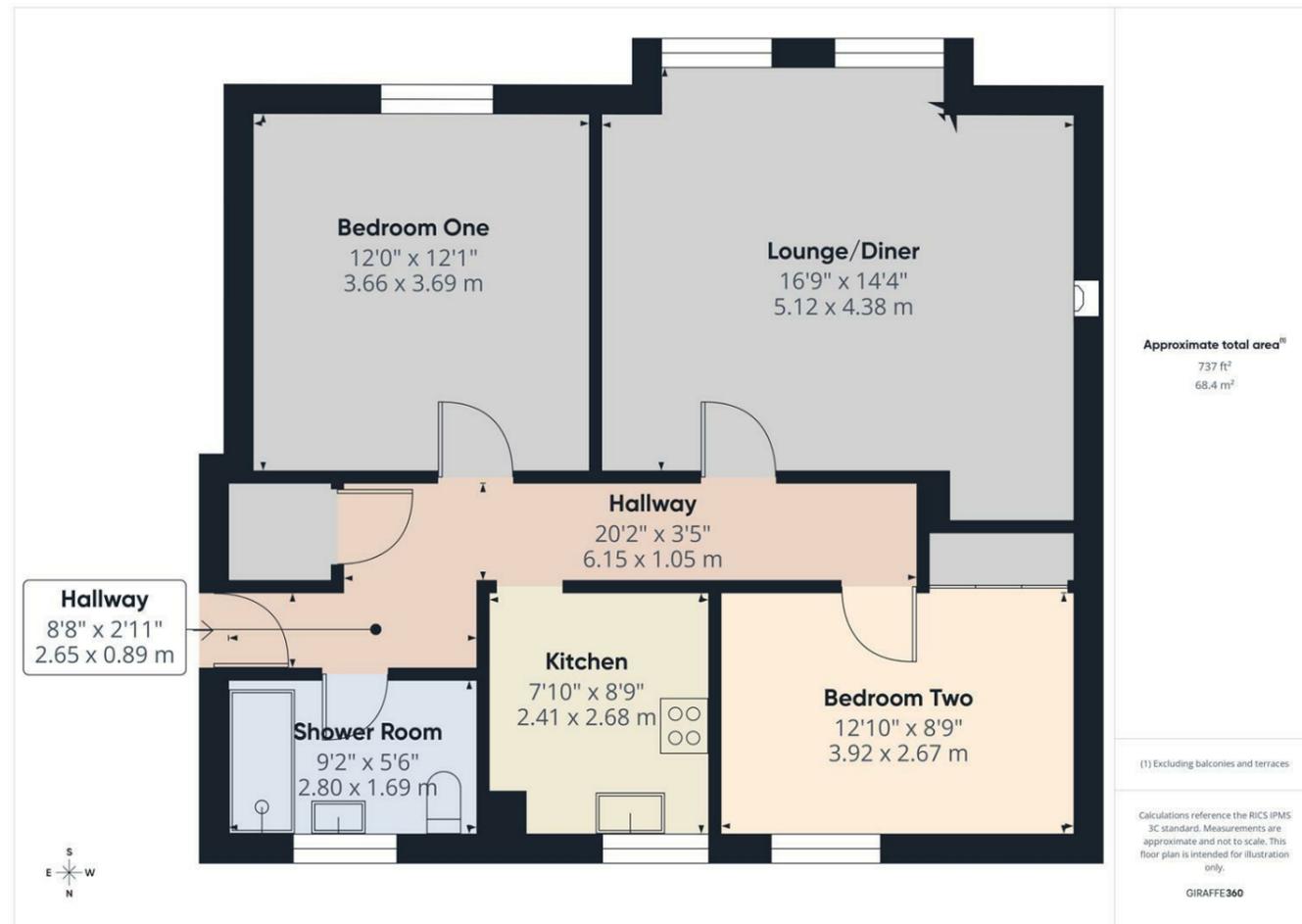




## Preston Road, North Shields



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



### Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £170,000

## Description

SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT WITH GARAGE SITUATED WITHIN THIS QUIET SOUGHT AFTER DEVELOPMENT IN PRESTON TOWERS, NORTH SHIELDS - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this well proportioned two bedroom first floor apartment situated within this well maintained development in North Shields. Benefitting from two double bedrooms, spacious lounge/diner overlooking the communal gardens and a garage with off street parking.

Briefly comprising: Secure communal entrance with an entry intercom system. Stairs lead to the first floor with a private entrance hallway giving access to all rooms and housing a built in storage cupboard. The living room is generous in size, easily allowing space for a dining table and chairs. This room features two large windows offering open views over the landscaped gardens and a fireplace. The well equipped kitchen has fitted wall and base units, integrated appliances include a gas hob, electric oven, dishwasher, washing machine and a fridge.

Both bedrooms are doubles in size, one overlooks the attractive gardens and the other benefits from fitted sliding wardrobes providing additional storage. The shower room comprises a walk in shower, hand basin and W.C.

Externally there are beautifully maintained gardens laid mainly to lawn as well as a garage and off street parking.

North Shields offers a wide range of amenities. It is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre as well as good bus links. The property is a stone's throw from Preston Village and within walking distance to Tynemouth Village which offers a good range of shops, cafés and restaurants as well as the award winning Long Sands Beach.

### Secure Communal Entrance

### Private Entrance Hallway

### Lounge/Diner

16'9" x 14'4"

### Kitchen

8'9" x 7'10"

### Bedroom One

12'1" x 12'0"

### Bedroom Two

12'10" x 8'9"

### Shower Room

9'2" x 5'6"

### Externally

There are beautifully maintained communal gardens, off street parking and a garage.

### Tenure

Leasehold

