SIGNATURE

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CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Boulsworth Road

PRESTON GRANGE, NE29 9EN

OFFERS OVER

£375,000

4 BEDROOMS · 2 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

Boulsworth Road

OFFERS OVER £375,000 · FREEHOLD

Signature North East is delighted to welcome to the market this delightful semi-detached house nestled in Boulsworth Road, North Shields. The property exudes character and warmth and offers a blend of traditional charm and modern convenience with ample space for a growing family. Situated in a prime area of North Shields, the property offers easy access to the coastal road, Newcastle City Centre, and essential amenities like schools, parks, and bus links. The property is the perfect retreat for daily life while keeping all necessities within reach.

Step into the welcoming hallway and discover the ground floor's main rooms. The cosy living room, perfect for gatherings, features a charming TV wall and a large bow window. The open-plan kitchen/dining/family room is ideal for keeping an eye on the kids or hosting special evenings. Recently renovated, the kitchen boasts ample space, base units, a large window, and appliances including a fridge, freezer, hob, and dishwasher. An island-style kitchen supports quick meals and breakfasts. Adjacent is the family room, a spacious area for your family's needs. The dining room, perfect for sit-down meals, features double patio doors for easy outdoor access and a skylight that bathes the space in natural light. The utility room, located off the kitchen, offers additional storage and access to the back garden.

Upstairs, find four well-appointed bedrooms that can easily accommodate double beds, a family bathroom with a bathtub, vanity hand basin, and WC, and a shower room with a walk-in shower and hand basin. The fully converted loft is accessible via a staircase to the second floor.

Outside, enjoy a mature, manicured garden with a patio and deck area, perfect for outdoor entertaining or sunbathing. The property includes a garage and double driveway, providing ample parking space for your family.
Don't miss the opportunity to make this house your own. Give Signature North East a call today and book your viewing.





KEY FEATURES

- Four-bedroom semi-detached home
- Living room with bow window
- Open-plan kitchen/dining/family room
- Recently renovated kitchen
- Converted loft room
- Mature garden with patio & deck
- Garage and double driveway

- Council Tax Band D
- EPC Rating C









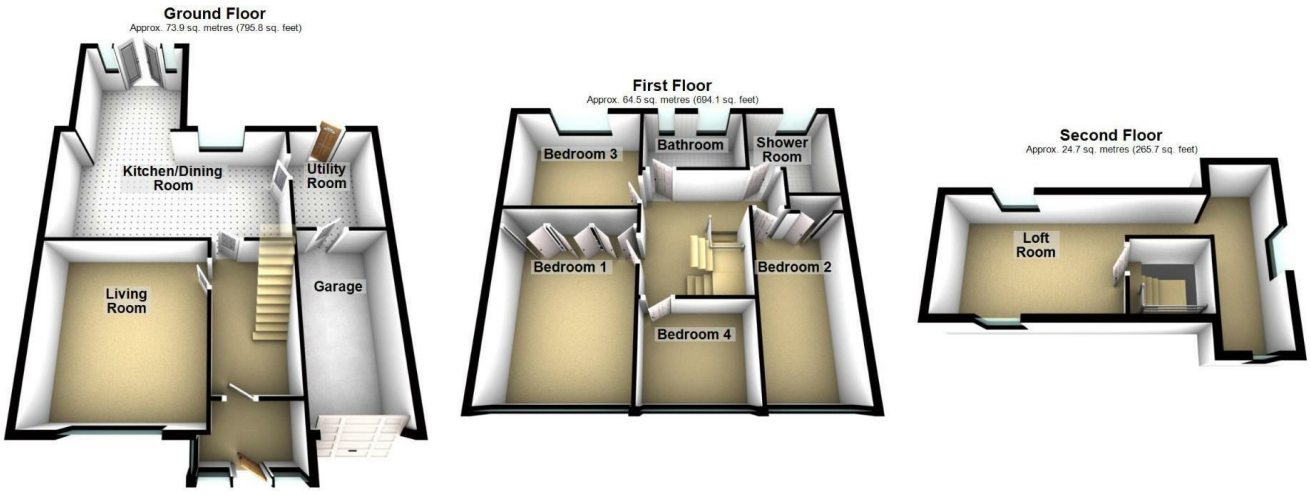


ACCOMMODATION

Room Dimensions

Living Room	4.07 x 3.93 (13'4" x 12'10")
Kitchen / Dining Room	6.19 x 6 (20'3" x 19'8")
Utility Room	2.87 x 2.27 (9'4" x 7'5")
Bedroom One	4.55 x 3.39 (14'11" x 11'1")
Bedroom Two	4.67 x 2.27 (15'3" x 7'5")
Bedroom Three	3.39 x 2.81 (11'1" x 9'2")
Bedroom Four	2.7 x 2.34 (8'10" x 7'8")
Bathroom	2.7 x 1.69 (8'10" x 5'6")
Shower Room	2.44 x 2.27 (8'0" x 7'5")
Bedroom Five / Office	6.19 x 2.85 (20'3" x 9'4")

FLOOR PLAN



Total area: approx. 163.1 sq. metres (1755.6 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

These particulars are a guide only and do not form part of any offer or contract. Measurements are approximate. Signature North East Limited · Company No. 08183094 · Member of The Property Ombudsman.