





- Large Detached Family Home
- Four Bedroom Property
- Modern Fitted Kitchen
- Modern Bathroom WC
- Gas Central Heating
- Large Gardens
- Freehold Property
- Excellent Location
- Cul-De-Sac Position
- Council Tax Band *E*





Located at the end of a quiet cul-de-sac in Preston Grange and within an exclusive and sought after residential area, this immaculately presented spacious family home offers excellent accommodation throughout.

The property enjoys a large wrap around sunny garden and offers the buyer generous living space over two floors.

Briefly comprising to the ground floor: entrance storm porch, hall with storage and a WC, main reception room with living flame fire, dining room, access to a superb conservatory with light weight roof and and a modern well appointed kitchen with fitted units, complimenting work surfaces and integrated appliances. You also have access to a sizeable utility room. On the first floor you are presented with a lovely refitted bathroom and four generous bedrooms. More storage is located to the landing area. As you would expect the house is double glazed, and warmed with gas central heating. Externally there is a driveway to the front leading to the attached garage. The large garden has well stocked and established shrub areas, full of colour in the summer months.

The location of this property is without doubt extremely central and a fabulous variety of local amenities are within easy reach including cafes, bars and restaurants. The A1058 Coast Road is close by so you have a direct route to the coast or Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family the property is well positioned for access to very well-regarded school. which has a wide variety of products and foods.

For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax ban E





Living Room 15'3" x 18'1" (4.67 x 5.52)

Dining Room 11'6" x 14'11" (3.53 x 4.57)

Kitchen 11'6" x 11'4" (3.53 x 3.46)

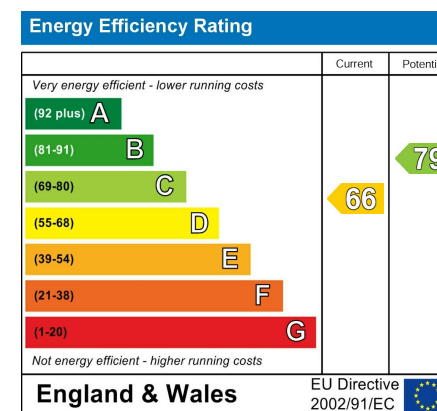
Utility 11'6" x 12'11" (3.52 x 3.95)

Main Bedroom 16'2" x 9'10" (4.94 x 3.02)

Bedroom Two 10'7" x 13'10" (3.23 x 4.22)

Bedroom Three 10'5" x 7'11" (3.18 x 2.43)

Bedroom Four 10'11" x 8'2" (3.33 x 2.51)



The difference between house and home

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