







- First Floor Flat
- No Onward Chain
- Leasehold Property
- Access To Loft/Ladders
- Council Tax Band \*A\*
- Three Bedroom Home
- Gas Central Heating
- Preston Village Location
- Double Glazed
- Shared Rear Yard







Located in a delightful position in Preston Village, on a sought after and mature terrace, this three bedroom first floor flat will appeal to both the first time buyer and the downsizer.

The flat comes with immediate vacant possession and briefly comprises:- entrance lobby, landing with hatch and ladder access to a part boarded loft, spacious lounge, kitchen with wall and floor units and integrated oven and hob, bathroom WC with three piece suite and shower over the bath, and three bedrooms; two of which are doubles. Externally there is a shared yard to the rear. The property further benefits from gas central and also double glazing.

The location of this property is without doubt extremely central and a fabulous variety of local amenities and are within easy reach including cafes, bars and restaurants. Long Sands Beach and King Edwards Bay are just a few minutes drive away. The A1058 Coast Road is close by so you have a direct route to Newcastle City Centre. For the growing family the property is well positioned for access to very well-regarded schools.

In order to get a real feel for this home should view the property as soon as possible. This will give you a much better understanding of how charming this property is. Please call 0191 257 2000 for more information.

#### Tenure

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

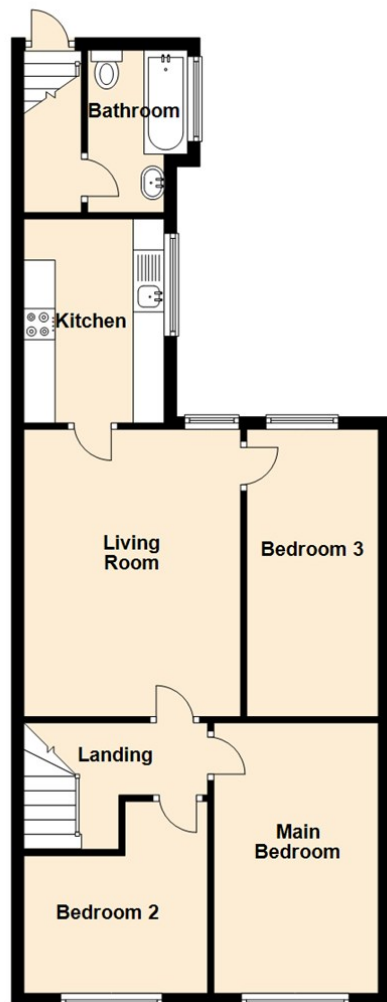
#### COVID-19 Guidelines

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

Council Tax band \*A\*.



First Floor



## The difference between house and home

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Living Room 15'2" x 11'5" (4.63 x 3.49)


Kitchen 10'9" x 7'4" (3.29 x 2.26)

Main Bedroom 14'3" x 8'8" (4.36 x 2.65)

Bedroom Two 7'3" x 9'8" (2.22 x 2.96)

Bedroom Three 15'3" x 6'11" (4.67 x 2.12)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

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Tynemouth

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Low Fell

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Property Management Centre

0191 236 2680



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