





- End of Terrace
- Ground Floor WC
- Great Family Home
- Council Tax Band *B*
- Viewing Recommended
- Three Bedrooms
- Single Detached Garage
- Close to Schools
- Freehold
- Call For More Information





This three-bedroom terraced home is positioned on the end of a terrace in a popular location in Preston Grange and will appeal to a growing family.

Briefly comprising to the ground floor: - entrance hall with ground floor WC and storage, kitchen with fitted wall and floor units and integrated oven and hob, and a bright and airy open plan lounge with sliding doors to the rear garden. On the first floor you are presented with three good-sized bedrooms and a family bathroom WC. The property further benefits from gas central heating and double glazing.

Externally there is a paved garden to the front along with a detached garage and there is also a garden to the rear.

Preston Grange is a sought-after residential location in North Shields, offering a peaceful, community-focused lifestyle with excellent connectivity. Residents enjoy easy access to reputable schools, local shops, and leisure facilities, including parks and sports clubs. The Silverlink Shopping Park and the Royal Quays shopping outlet are only a short commute away and the beach is also within easy reach.

For more information and to book a viewing, please call our Coastal team on 0191 257 2000.

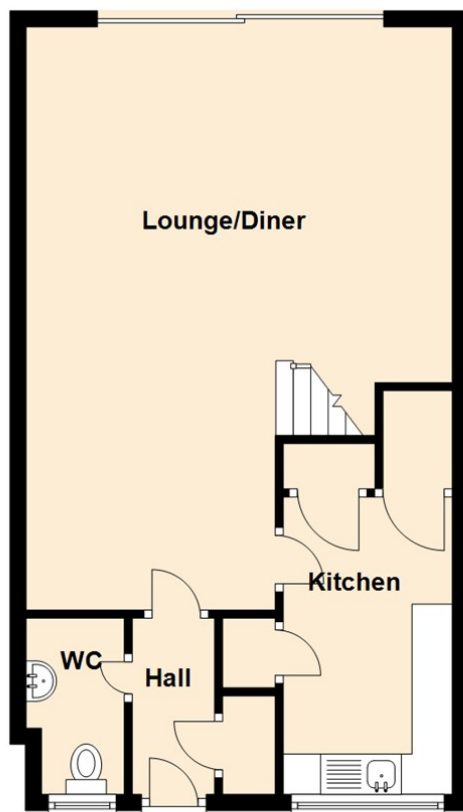
Tenure

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

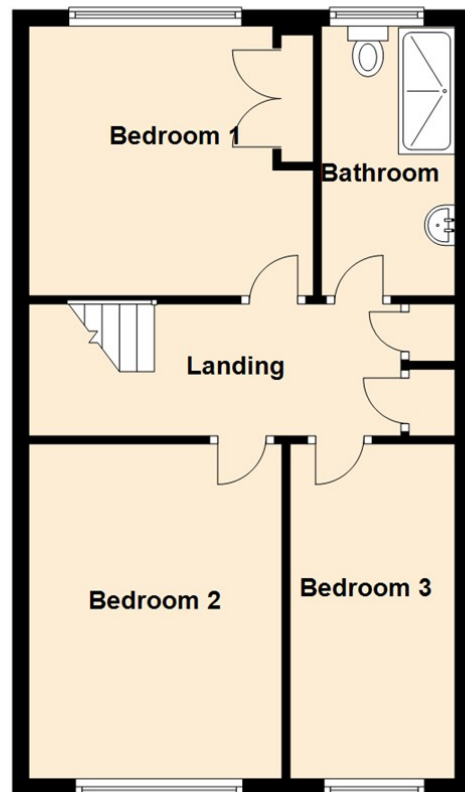
Council Tax band *B*.



Ground Floor



First Floor



Lounge/Diner 23'8" x 17'4" (7.22m x 5.28m)

Kitchen 12'1" x 6'10" (3.68m x 2.09m)

Bedroom One 10'11" x 11'6" (3.34 x 3.52)

Bedroom Two 13'7" x 10'3" (4.15 x 3.14)

Bedroom Three 13'7" x 6'8" (4.15 x 2.04)

Energy Efficiency Rating

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

The difference between house and home

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