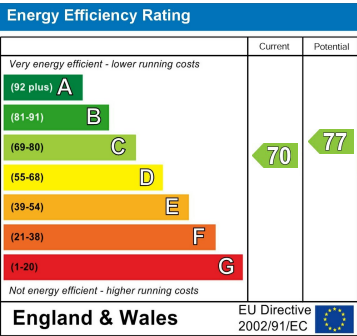




Heybrook Avenue, Preston Grange



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 £450,000

Description

IMMACULATELY PRESENTED FIVE BEDROOM DETACHED FAMILY HOME SITUATED WITHIN A QUIET CUL-DE-SAC IN THE SOUGHT AFTER RESIDENTIAL AREA OF PRESTON GRANGE NORTH SHIELDS

Brannen & Partners are delighted to bring to the market this wonderful five bedroom property offering spacious accommodation set over two floors. Conveniently located close to amenities whilst enjoying a quiet setting within a cul-de-sac, boasting two reception rooms, two bathrooms and a double length garage.

Briefly comprising: Entrance vestibule to a welcoming hallway. Overlooking the front of the property is an extended living room, featuring a large window allowing plenty of light to fill the room, an attractive fireplace housing an electric fire and double doors leading to the dining room. The dining room is well proportioned and has sliding patio doors opening out to a patio area within the rear garden. The extended kitchen/breakfast room is well equipped with a good range of fitted wall and base units, integrated appliances include a double oven, extractor fan and a Bosch induction hob. A handy utility room provides additional storage, plumbing for a washing machine, sink and access out to the garden as well as the garage. A separate W.C. is accessed from the entrance vestibule.

To the first floor is a bright and spacious landing leading to all five bedrooms, three of which benefit from fitted sliding wardrobes providing additional storage. The family bathroom comprises a bath with shower over, a fitted vanity unit housing a hand basin and W.C. and a heated towel rail. A further shower room comprises a step in shower, hand basin and W.C. The landing area has a loft hatch with a drop down ladder offering access to a boarded loft space.

Externally to the rear is a very well maintained private garden laid to lawn with a block paved patio, mature planting and colourful shrubs. To the front is a block paved driveway, mature shrubs, double length garage and side access to the rear garden.

Preston Grange, North Shields is a sought after residential area and has great road and bus routes to Newcastle City centre and surrounding towns. There are excellent schools within walking distance and fantastic leisure facilities nearby. North Shields has a good array of local amenities and local shops, a short car ride you can make the most of the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants, cafes and beaches.

Entrance Vestibule

W.C.

Hallway

Living Room
23'0" x 12'9"

Dining Room
14'0" x 9'10"

Kitchen/Breakfast Room
18'10" x 9'5"

Utility Room
14'11" x 8'5"

Garage
31'0" x 8'5"

Bedroom One
13'9" x 10'9"

Bedroom Two
12'7" x 10'11"

Bedroom Three
9'8" x 8'9"

Bathroom
8'8" x 7'9"

Bedroom Four
8'5" x 7'11"

Bedroom Five/Office
7'10" x 5'1"

Shower Room
5'4" x 4'7"

Externally

Externally to the rear is a very well maintained private garden laid to lawn with a block paved patio, mature planting and colourful shrubs. To the front is a block paved driveway, mature shrubs, double length garage and side access to the rear garden.

Tenure
Freehold

