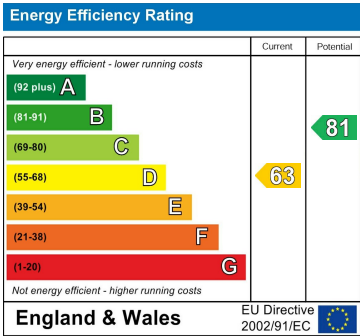




Malvern Road, Preston Grange



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 £350,000

Description

REFURBISHED THREE BEDROOM LINK-DETACHED PROPERTY WITH WESTERLY FACING GARDEN SITUATED WITHIN THIS POPULAR AREA IN PRESTON GRANGE NORTH SHIELDS - OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this refurbished three bedroom link-detached property situated in Preston Grange. Boasting open plan living, modern interiors, westerly facing garden, garage and driveway parking.

Briefly comprising: Entrance hallway leading to ground floor rooms as well as stairs to the first floor. The open plan lounge/diner is a bright and airy space, benefitting from a dual aspect with large windows allowing plenty of light to flow through. Towards the rear is a modern and well equipped kitchen, integrated appliances include an electric hob, oven, microwave, extractor hood and fridge/freezer. A door offers access out to the rear garden and a door to the garage.

To the first floor is a spacious landing to three bedrooms and family bathroom. Two of the bedrooms are good sized doubles, all three of the bedrooms benefit from fitted wardrobes providing additional storage. The fully tiled bathroom comprises a bath with shower over, hand basin, W.C. and heated towel rail.

Externally to the rear is a westerly facing garden laid to lawn with a patio area. To the front is a lawn, driveway parking and a garage.

Preston Grange North Shields is a sought after residential area and has great road, rail links and bus routes to Newcastle City centre and surrounding towns. 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 and cafes. Highly regarded schooling is nearby.

Entrance Hallway

W.C.

Living Room
14'3" x 12'9"

Dining Area
11'3" x 11'3"

Kitchen
16'7" x 8'2"

Bedroom One
13'10" x 11'2"

Bedroom Two
12'5" x 10'4"

Bedroom Three
10'9" x 9'0"

Bathroom
7'3" x 5'4"

Externally

Tenure
Freehold

