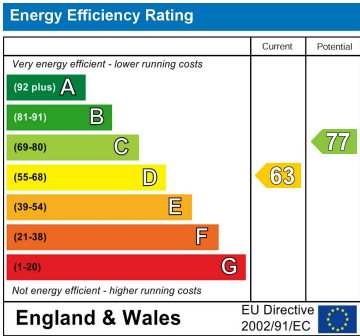




Malvern Road, Preston Grange



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.

Offers Over £335,000

Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN PRESTON GRANGE - OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this attractive three bedroom semi detached property located in Preston Grange. Boasting open plan living, well proportioned accommodation, private westerly facing garden, driveway parking, garage and EV point.

Briefly comprising: Entrance hallway leading to ground floor rooms and stairs to the first floor. Offering a dual aspect is the open plan lounge/diner, a large window to the front allows plenty of light to fill the room with sliding patio doors to the rear garden giving access out to a patio area. The fitted kitchen has a good range of base units, integrated appliances include a gas hob and electric oven with space for a fridge/freezer. A handy utility room provides additional storage and plumbing for a washing machine, there is access out to the rear garden and a door to the garage.

To the first floor are three bedrooms and shower room. Two of the bedrooms are good sized doubles, one of which has built in storage with shelving. The shower room comprises a large walk in shower, fitted vanity unit housing a hand basin and W.C.

Externally to the rear is a westerly facing garden laid to lawn with a paved patio. To the front is a double driveway, garage and EV point.

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

Living Room
13'4" x 13'1"

Dining Area
10'4" x 10'0"

Kitchen
10'4" x 9'10"

Utility Room
11'0" x 8'0"

Bedroom One
14'9" x 11'1"

Bedroom Two
11'7" x 9'4"

Bedroom Three
8'7" x 7'11"

Shower Room
8'4" x 5'6"

Externally
Externally to the rear is a westerly facing garden laid to lawn with a paved patio. To the front is a double driveway, garage and EV point.

Tenure
Freehold

