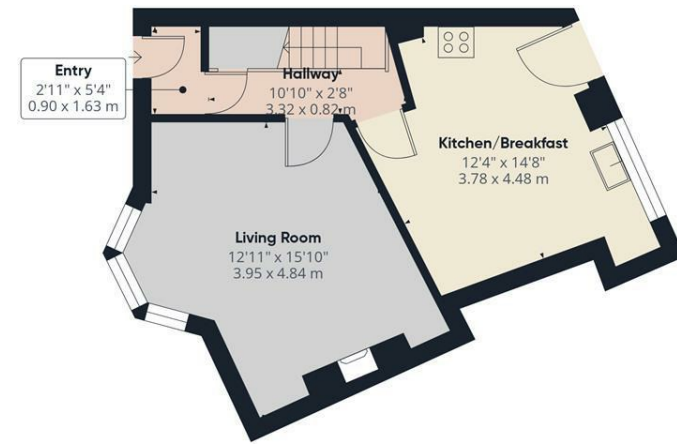
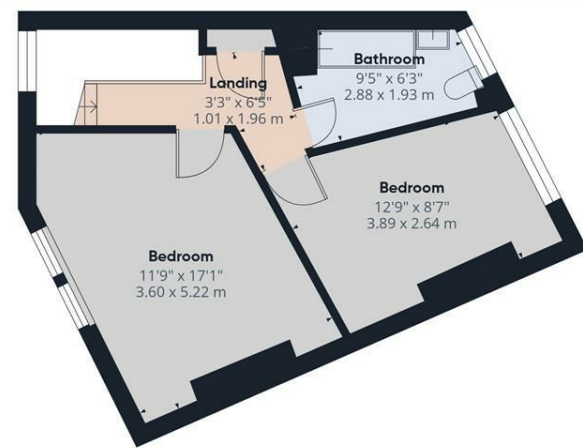




Walton Avenue, Preston Village



Ground Floor



Floor 1



Approximate total area⁽¹⁾
801 ft²
74.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 £249,950

Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS FULLY REFURBISHED TWO BEDROOM END TERRACE PERIOD PROPERTY SITUATED WITHIN PRESTON VILLAGE - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this attractive two bedroom period property, conveniently located close to local shops and amenities in Preston Village. Boasting stylish interiors, modern kitchen/breakfast room, freshly painted throughout, new flooring and private yard.

Briefly comprising: Entrance vestibule to an inviting hallway where there is understairs storage. Overlooking the front of the property is a characterful living room, featuring decorative coving, bay window, alcove storage and an attractive fireplace. To the rear is a well proportioned kitchen/breakfast room, stylish fitted units provide storage and integrated appliances include an induction hob, extractor fan, oven, fridge/freezer and washing machine. A door offers access out to the rear yard.

To the first floor is a bright and airy landing leading to the bedrooms and bathroom as well as benefitting from a built in storage cupboard. Both bedrooms are good sized doubles and the bathroom comprises a bath with shower over, hand basin, W.C. and heated towel rail.

Externally to the rear is a private yard and to the front is a low maintenance enclosed town garden.

The property is ideally located with a good choice of local shops and amenities, as well as good road and local transport links. Also conveniently situated a short car ride to Tynemouth Village which is a highly desirable area located at the mouth of the River Tyne and has a good choice of restaurants and shops.

Entrance Vestibule

Hallway

Living Room

15'10" x 12'11"

Kitchen/Breakfast

14'8" x 12'4"

Bedroom One

17'1" x 11'9"

Bedroom Two

12'9" x 8'7"

Bathroom

9'5" x 6'3"

Externally

To the rear is a private yard and to the front is a low maintenance enclosed town garden.

Tenure

Freehold

