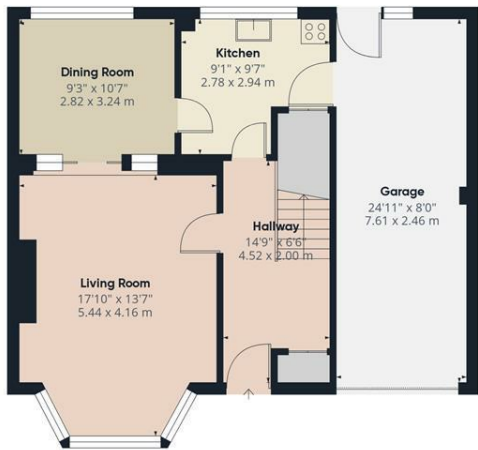
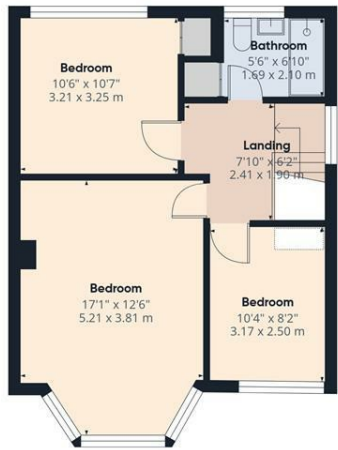




Sandwich Road, Preston Grange



Ground Floor



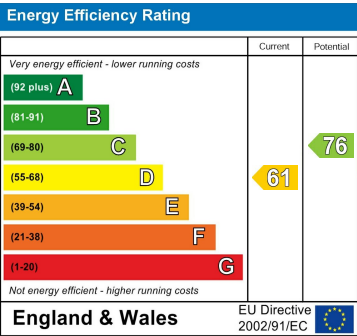
Floor 1

Approximate total area<sup>(1)</sup>  
1201 ft<sup>2</sup>  
111.7 m<sup>2</sup>

(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



**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 £285,000

Description

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

We welcome to the market this three bedroom semi-detached property situated close to amenities in Preston Grange. Benefitting from two reception rooms, private rear garden, driveway parking and a garage.

Briefly comprising: Entrance hallway with stairs to the first floor. Overlooking the front of the property is a generous sized living room featuring a large bay window allowing plenty of light to fill the room, sliding doors give access to the dining room which offers views over the rear garden. The kitchen has fitted wall and base units as well as a useful larder, a door leads to the garage where there is a separate W.C. and a remote electric door to the front driveway.

To the first floor are three bedrooms, two of which are good sized doubles. The master bedroom benefits from multiple fitted wardrobes with cupboard space over providing additional storage. Bedroom 2 has a medium size fitted wardrobe while Bedroom 3 has a small fitted wardrobe with hanging space and a second small fitted wardrobe with shelving. The shower room comprises a step-in shower, hand basin and W.C. Accessed from the landing is a loft hatch, drop down ladders lead to a partially boarded loft space with electric lighting.

Externally to the rear is a well-maintained private garden laid to lawn with mature planting and timber shed. To the front is a garden, driveway parking and a garage.

Preston Grange is a sought after residential area, it 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 cafés.

Entrance Hallway

Living Room  
17'10" x 13'7"

Dining Room  
10'7" x 9'3"

Kitchen  
9'7" x 9'1"

Bedroom One  
17'1" x 12'5"

Bedroom Two  
10'7" x 10'6"

Bedroom Three  
10'4" x 8'2"

Shower Room  
6'10" x 5'6"

Externally  
Externally to the rear is a well maintained private garden laid to lawn with mature planting and timber shed. To the front is a garden, driveway parking and a garage.

Tenure  
Freehold

