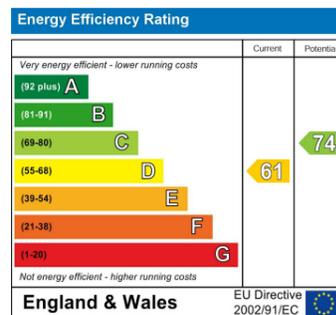
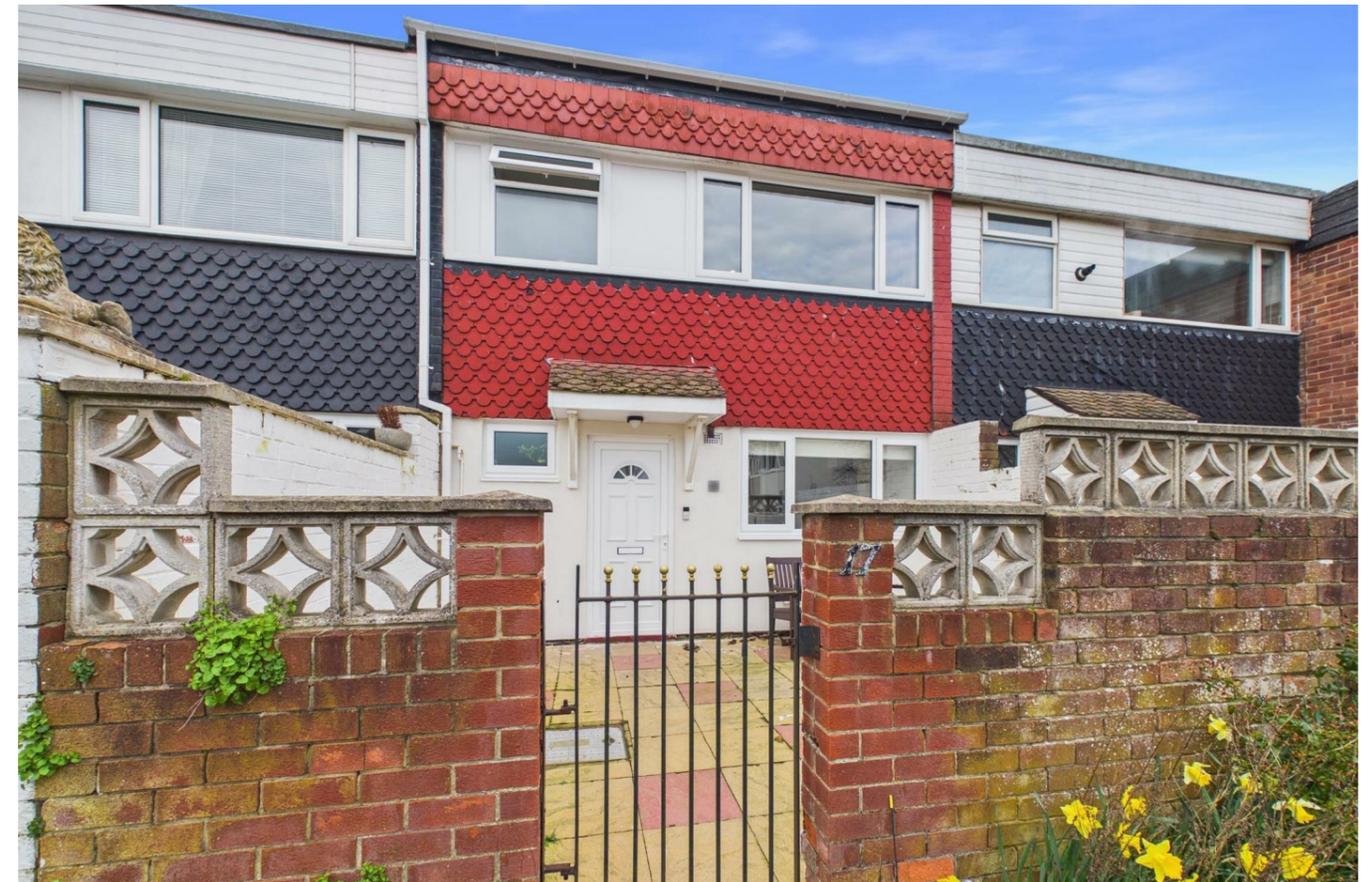




# Sidlaw Avenue, Preston Grange



**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 £275,000

## Description

WELL PROPORTIONED THREE BEDROOM MID TERRACED PROPERTY WITH A GARAGE SITUATED WITHIN A CUL-DE-SAC IN PRESTON GRANGE NORTH SHIELDS

We are delighted to bring to the market this well presented three bedroom terraced property situated within this popular residential area in Preston Grange. Boasting a newly fitted stylish kitchen, open plan living, modern shower room, garage and private garden.

Briefly comprising: Entrance directly to the kitchen, beautifully presented and newly fitted. There are stylish wall and base units with quartz worktops and a peninsula providing storage as well as seating. Integrated appliances include a Bosch microwave and oven, AEG induction hob, extractor hood, dishwasher, fridge, freezer and plumbing for a washing machine. There is a separate W.C.

This open plan space offers an area for a dining table flowing through to a well proportioned living room. This extended room has a fireplace housing a gas fire and double doors offering access out to the rear garden.

To the first floor landing are built in cupboards providing additional storage. There are three bedrooms and shower room. Two of the bedrooms are good sized doubles and the modern shower room comprises a large walk in shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a private garden, laid to lawn with a patio area. To the front is a paved town garden.

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

### Kitchen/Diner/Lounge

34'1" x 16'8"

## W.C.

### Bedroom One

11'10" x 9'5"

### Bedroom Two

10'6" x 10'0"

### Bedroom Three

10'6" x 6'3"

### Shower Room

11'8" x 4'11"

### Externally

Externally to the rear is a private garden, laid to lawn with a patio area. To the front is a paved town garden.

### Tenure

Freehold

