



# Pennyfine Close, North Shields



Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1346 ft<sup>2</sup>  
125 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	78
(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.

£425,000

## Description

WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW SITUATED IN A QUIET CUL-DE-SAC WITHIN THIS SOUGHT AFTER AREA OF PRESTON VILLAGE

Brannen & Partners welcome to the market this beautifully presented & generously proportioned bungalow with private garden, double driveway and garage, situated within a quiet cul-de-sac in Preston Village. Boasting well proportioned accommodation, the home benefits from two double bedrooms, two reception rooms and two bathrooms, complete with a private enclosed garden to the rear and double drive and garage to the front. Immaculately presented throughout and offering generous accommodation, this impressive bungalow enjoys a bright and spacious layout, perfectly suited to modern living.

Briefly comprising: A welcoming entrance porch opens into a living room positioned to the front of the property. A large window floods the space with natural light and a particularly useful double storage cupboard provides excellent practicality.

From the inner hallway, the accommodation flows effortlessly. To the front, a well-appointed bathroom features a bath with overhead shower, WC, wash hand basin and heated towel rail. To the rear there is a generously sized double bedroom.

The living space extends beautifully via double glazed doors into a stunning conservatory with solid tiled roof. This versatile room offers the perfect setting for both formal dining and relaxed seating, seamlessly connecting indoor and outdoor living. Doors open onto a private and enclosed rear garden.

Sliding patio doors lead to a further well-proportioned double bedroom, providing flexible accommodation for guests or family.

The kitchen is thoughtfully positioned off the living room and benefits from windows to both the front and rear aspects, ensuring excellent natural light. It is fitted with a range of base and wall units, integrated microwave, double oven, electric hob with extractor hood, space for a fridge and plumbing for a dishwasher. There is also ample room for a dining table.

A door from the kitchen leads to a practical utility area with space for a fridge freezer and plumbing for both a washing machine and tumble dryer. This area provides convenient access to both the front and rear of the property.

Completing the accommodation is a contemporary shower room to the front, fitted with a WC, wash hand basin, shower cubicle with overhead shower and heated towel radiator.

Externally the private rear garden is paved for ease of maintenance and includes gated side access. To the front, a double driveway and a garage provides ample off-road parking.

Ideally situated in the heart of Preston Village with a good choice of local shops and amenities within walking distance, good local road and transport links (including bus and metro) and offers easy access to Northumberland and Newcastle City Centre. Close to Tynemouth Village a highly desirable area at the mouth of the Tyne, Whitley Bay and North Shields Fish Quay with a cosmopolitan mix of dining establishments and brasseries and excellent schools are all nearby.

**Entrance Porch**  
5'10" x 3'4"

**Living Room**  
16'0" x 14'6"

**Inner Hallway**  
9'8" x 3'0"

**Bedroom**  
14'6" x 11'1"

**Bathroom**  
7'11" x 5'5"

**Conservatory**  
20'9" x 9'2"

**Bedroom**  
14'8" x 14'4"

**Kitchen**  
14'6" x 10'6"

**Hallway**  
21'9" x 5'8"

**Utility Room**  
7'8" x 5'6"

**Shower Room**  
7'8" x 2'11"

**Garage**  
15'8" x 9'1"

**Tenure**  
Freehold

