



### 3 bed semi-detached house to buy in NE29

Malvern Road, Preston Grange, North Shields, Tyne and Wear, NE29 9EF

# £360,000

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedrooms
- ✓ Semi-Detached House
- ✓ Close to Local Amenities and Transport Links
- ✓ Coastal Living
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Louise Tully  
Branch Manager  
Whitley Bay (Coastal Team)

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Available to purchase this stunning family home in the very sought after area of Preston Grange, on Malvern Road. Entering the lobby then into the hallway which is filled with light and stairs leading to the upper floor, spacious lounge with a large bow window to the front, double doors lead into a dining room and then sliding patio doors take you into the conservatory overlooking the garden. To the first floor there are three bedrooms all with fitted wardrobes and a family bathroom. Externally there is a fence enclosed garden making it an ideal play area for the children, perfect for the summer outdoor entertaining and barbecuing. To the front there is a block paved drive for multiple parking and attached garage.

Located centrally it provides access to a variety of amenities to include cafes, extended eateries and restaurants, close to well regarded schools, ease of access to the A1058 Coast Road, good transport and road links to neighbouring towns.

To arrange a viewing or for further information please contact our North Shields Branch.

Council Tax Band: C

Tenure: Freehold

Price: £360,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

To the front of the property is mainly block paved providing off street parking for multiple vehicles and walled boundaries.



## Entrance Hallway

Entered via the lobby with UPVC sliding doors into the hall with stairs to the first floor, built-in cloaks cupboard, radiator, additional under stairs storage.



## Lounge

Impressive UPVC double glazed bow window to the front elevation, feature fireplace as the rooms focal point, radiator, double doors leading through into the dining room.



## Kitchen

A range of modern wall and floor units with complimenting work surfaces, five ring burner with chimney extractor hood, eye-level electric oven and microwave, recessed spotlights, integrated dishwasher, fridge/freezer, UPVC double glazed window to the rear elevation, access to the garage.



## Dining Room

UPVC double glazed sliding patio doors leading into the conservatory, radiator.



## Conservatory

UPVC double glazed French doors opening out into the garden, tiled floor.



## First Floor Landing

Spindle balustrade, UPVC double glazed window to the side elevation, loft access with drop down ladders.



## Bedroom One

Built-in wardrobes, radiator, UPVC double glazed window to the front elevation.



## Bedroom Two

Built-in wardrobes, radiator, UPVC double glazed window to the front elevation.



## Bedroom Three

Built-in wardrobes, radiator, UPVC double glazed window to the front elevation.



## Bathroom/WC

Two UPVC double glazed windows to the rear elevation, recessed spotlights, combination toilet and sink unit, kidney shaped bath with shower over, wall mounted chrome heated towel rail, partial tiling to the walls.



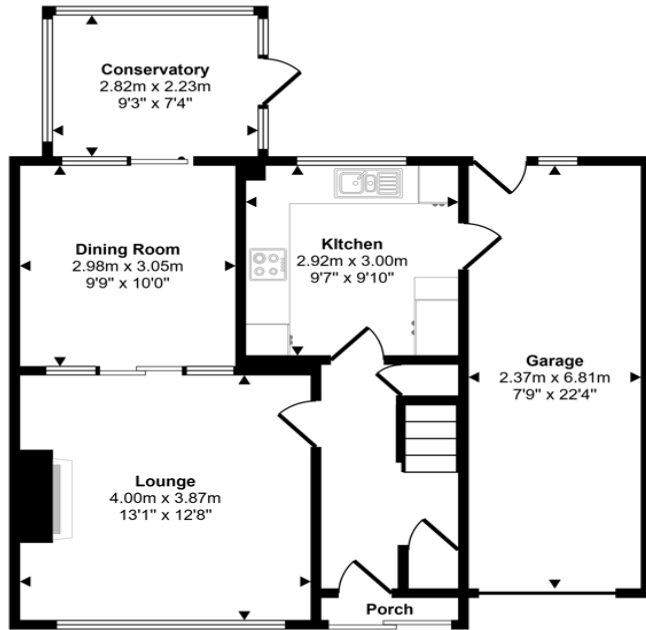
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## Gardens/Garage

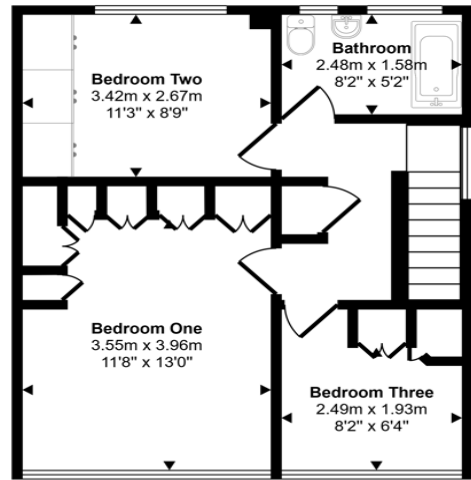
Externally there is a fence enclosed garden making it an ideal play area for the children, perfect for the summer outdoor entertaining and barbecuing. To the front there is a block paved drive for multiple parking and attached garage.



Approx Gross Internal Area  
111 sq m / 1197 sq ft



Ground Floor  
Approx 67 sq m / 723 sq ft



First Floor  
Approx 44 sq m / 474 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>S1</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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whitley.bay@pattinson.co.uk, www.pattinson.co.uk**

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