



## North Road Preston Village

Not only is this beautiful family home located in one of our favourite villages within North Shields, but it also offers fabulous space, style and versatility for the family. Approximately a 15-20, minute walk from Tynemouth Village and sea front, close to bus routes, Morrisons and excellent local schools. Double fronted in style, with original features blending with modern luxuries and updates. Impressive entrance vestibule, gorgeous hallway with parquet flooring and original staircase to the first floor, front lounge with feature bay window and tiled fireplace, second front dining and sitting room, again, with feature bay window and parquet flooring, both rooms being light and airy. Stylish, re-fitted dining kitchen with integrated appliances, rear utility/lobby with access to the rear patio garden with additional storage area. A stunning first floor landing area, with a luxurious, re-fitted family bathroom with separate shower cubicle, separate w.c./cloaks and heated towel rail. Two large double bedrooms, the master bedroom with contemporary wardrobes, (negotiable), front facing third single bedroom. Unusually, this lovely home also benefits from a large garage to the rear of the property, accessed via both the patio garden and rear lane, with electric door for convenience. Front forecourt garden. Freehold, EPC: C, Council Tax Band: B

# £325,000

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Double Glazed Entrance Door with Stained Leaded Lights into:

### ENTRANCE PORCH/VESTIBULE:

Excellent sized porch area allowing for useful storage and entrance, stunning, original door with leaded light insert and side/top panels, opening to:

### ENTRANCE HALLWAY:

An impressive and beautiful hallway with original turned staircase to the first floor, parquet style flooring, radiator, delft rack, cornice to ceiling, door to:

LOUNGE: (front): 18'1 x 12'1, (5.51m x 3.68m),

With measurements into feature double glazed bay window and alcoves, the tiled fireplace offers a lovely focal point, complete with gas, coal effect fire, cornice to ceiling, picture rail, radiator

DINING ROOM/FAMILY LOUNGE: (front): 17'8 x 12'0, (5.38m x 3.66m),

A delightful, light and airy front room, with measurements into feature double glazed bay window and into alcoves, recessed hearth, cornice to ceiling, picture rail, radiator

DINING KITCHEN: (rear): 18'2 x 9'3, (5.53m x 2.82m)

A fabulous, re-fitted family dining kitchen, enjoying a range of fitted high gloss, base, wall and drawer units, co-ordinating worktops, integrated double electric oven, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, plumbed for both automatic washing machine and dishwasher, radiator, plumbed for American Fridge Freezer, double glazed window, combination boiler, wood effect tiled floor, through into:

### REAR UTILITY/LOBBY:

Tiled floor, wall cupboard, double glazed door to rear patio garden





**FIRST FLOOR LANDING AREA:** An impressive, light, split level staircase, gallery in style, with turned staircase to additional landing, double glazed window, radiator, picture rail, door to

**FAMILY BATHROOM: (rear):** 8'7 x 8'0, (2.62m x 2.44m),  
A luxurious, Victorian style re-fitted bathroom, spacious, light and airy. Separate shower cubicle with chrome shower and additional forest waterfall spray, bath with hot and cold mixer taps and shower spray, pedestal washbasin, low level w.c., fully tiled walls and floor, double glazed window, chrome heated towel rail, panelled ceiling with spotlights, radiator.

**BEDROOM ONE: (front):** 14'5 x 12'3 (4.41m x 3.74m), including depth of high gloss, free standing wardrobes, with ample hanging and storage space, (negotiable), double glazed window, radiator, laminate flooring

**BEDROOM TWO: (front):** 14'2 x 12'3, (4.32m x 3.74m), plus, door recess, radiator, double glazed window

**BEDROOM THREE: (front):** 11'4 x 5'5, (3.45m x 1.65m),  
Radiator, double glazed window

**EXTERNALLY:**

Front forecourt garden area, gated with walled area, patio, private and enclosed rear patio garden, walled for maximum privacy, artificial lawn, storage area, door to:

**GARAGE:** Large garage with power and lighting, electric door, storage

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**Council Tax Band: B**

**EPC Rating: C**

WB1763/AI/DD/13.02.2023/V.2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	80	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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