



Chiltern Road | North Shields | NE29 9QW  
**£340,000**

A beautifully updated and presented family home, located on the highly sought after Preston Grange estate. Within catchment for highly sought after schools, close to shops, bus routes and approximately a five-minute drive to both Whitley Bay and Tynemouth, with a gorgeous open aspect to the rear of the property. Spacious, light, airy and versatile and stunning home, showcasing, entrance hallway, downstairs cloaks/w.c., lounge with large, feature double glazed bow window, attractive feature fireplace, electric fire, doors through to the separate dining room with patio doors out to the garden. Contemporary and stylish kitchen, large, separate utility room, access out to the garage and garden. An excellent size, split level landing area leading to five superb sized bedrooms, four showcasing fitted storage and bedroom five opening into the fourth bedroom. Splendid family bathroom, delightful, enclosed rear garden which has been thoughtfully landscaped and improved with artificial lawn, patios and shed, gated access out to the delightful grassed area, pedestrianised and perfect for children. Front driveway, garden and garage. This lovely home also benefits from a recently renewed EPDM roof installed in 2024 with a 20, year warranty.

ROOK  
MATTHEWS  
SAYER





5



2



2



Double Glazed Entrance Door to:

**ENTRANCE PORCH:** laminate flooring, panelled walls, door to:

**ENTRANCE HALLWAY:** an impressive and spacious hallway with feature, central turned staircase up to the first floor, wood effect flooring, radiator, under-stair cupboard, door to:

**DOWNSTAIRS CLOAKS/W.C.:** contemporary downstairs cloaks with on bench sink unit with mixer taps, low level w.c. with push button cistern, double glazed window, panelled ceiling with spotlights, chrome radiator, laminate flooring

**LOUNGE:** (front): 16'8 x 13'0, (5.08m x 3.96m), into alcoves and feature double glazed bow window, gorgeous be-spoke storage into alcoves, shelving, attractive feature fireplace with electric fire, granite hearth, cornice to ceiling, radiator, laminate flooring, double doors opening into:

**DINING ROOM:** (rear): 10'4 x 10'6, (3.15m x 3.20m), double glazed patio doors out to the garden, radiator, cornice to ceiling, laminate flooring, through to:

**KITCHEN:** (rear): 9'8 x 9'7, (2.95m x 2.92m), a stylish and quality fitted kitchen incorporating a range of base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, electric point, cooker hood, spotlights and under-unit lighting, recessed lighting, panelling to walls, double glazed window, wood effect flooring, door to:

**UTILITY ROOM:** 10'2 x 7'6, (3.10m x 2.29m), fitted base and wall units, worktops, plumbed for automatic washing machine and dishwasher, radiator, double glazed window, door to garage, double glazed door out to the garden, tiled floor, panelling to ceiling with spotlights



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER







## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains/ water meter

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

## WARRANTIES

EPDM roof installed in 2024 with a 20, year warranty.

## 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: C

## EPC RATING: TBC

WB3298.AI.DB.11.08. 2025.V.2

FIRST FLOOR LANDING AREA: superb sized landing area, split level with fitted airing cupboard, door to:

BEDROOM ONE: (front): 14'0 x 11'2, (4.27m x 3.53m), including depth of attractive mirrored wardrobes, providing ample hanging and storage space, radiator, double glazed window, laminate flooring

BEDROOM TWO: (rear): 10'6 x 10'0, (3.20m x 3.05m), laminate flooring, double storage cupboard, additional storage with shelving, radiator, double glazed window

BEDROOM THREE: (front): 9'6 x 9'4, (2.90m x 2.84m), maximum measurements, double glazed window, radiator, storage cupboard

BEDROOM FIVE: (rear): 8'9 x 8'3, (2.67m x 2.52m), radiator, double glazed window, laminate flooring, door through to:

BEDROOM FOUR: (front): 16'1 x 8'2, (4.90m x 2.48m), double glazed window, radiator, laminate flooring, double storage cupboard

BATHROOM: 8'2 x 5'5, (2.48m x 1.65m), stylish and modern family bathroom, comprising of, bath with mixer taps and shower off, vanity sink unit with mixer taps, low level w.c. with push button cistern, radiator, tiled floor, fully tiled walls, double glazed window

EXTERNALLY: beautifully landscaped and improved rear garden with patio, artificial lawn, gravelling, fenced with gated access to pedestrianised and grassed open area. To the front there is a spacious driveway, lawned area, privacy hedging and garage



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER



AWAITING FLOORPLAN

Awaiting EPC Rating

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER