



Northwood | North Shields | NE29 9NB

**£375,000**

A luxurious, detached family home, located in the heart of the gorgeous Preston Village, close to local schools, shops, bus routes and eateries. Approximately a 15-20 minute walk from Tynemouth Village and Beach. This stunning home was built to the highest of standards throughout, oozing, style, charm, natural light and a gorgeous Westerly aspect to the private and enclosed rear garden! Fabulous hallway with contemporary glass staircase, downstairs cloaks/w.c. Open family dining kitchen with high gloss range of units, integrated appliances and Peninsula breakfasting area, French doors out to the garden, open through to the beautiful front facing lounge. The first floor landing area opens to three bedrooms, the principal bedroom with contemporary sliding mirrored wardrobes, providing ample hanging and storage space. Bedrooms two and three also benefit from fitted storage. The family bathroom is out of this world, with freestanding bath and separate shower cubicle with forest waterfall spray. Front block paved driveway with feature panelling, gated access through to the rear garden with lawn, side patio and shed. A stunning home!

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Composite Entrance Door to:

**ENTRANCE HALLWAY:** a fabulous hallway with glass panelled staircase up to the first floor, radiator, radiator cover, spotlights to ceiling, wood effect flooring, double glazed window, door to:

**DOWNSTAIRS CLOAKS/W.C.:** contemporary downstairs cloaks/w.c., comprising of, floating vanity sink unit with mixer taps, floating w.c. with recessed flush, tiling to walls, double glazed window, extractor, spotlights to ceiling

**LOUNGE:** (front): 13'0 x 11'9, (3.96m x 3.58m), immaculately presented front facing lounge with two double glazed windows allowing maximum light through to the room, radiator, spotlights to ceiling, open through to:

**DINING KITCHEN:** (rear): 20'9 x 13'0, (6.33m x 3.96), a show home standard, open family dining kitchen, with light, space and style throughout. The kitchen is fitted with a contemporary range of base, wall and drawer units, contrasting worktops, Peninsula, perfect for breakfasting and coffees, integrated electric oven, hob, cooker hood, ceramic sink unit with mixer taps, integrated dishwasher, fridge/freezer, double glazed window, brick effect tiling, dining area, spotlights to ceiling, double glazed French doors out to the garden, vertical radiator

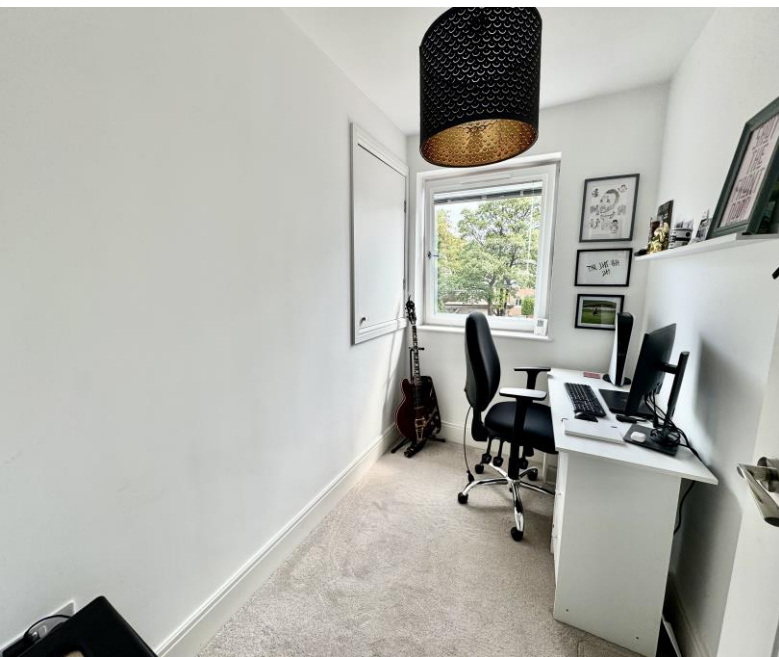


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**FIRST FLOOR LANDING AREA:** loft access, airing cupboard housing combination boiler, spotlights to ceiling, double glazed window, door to:

**BEDROOM ONE:** (rear): 13'6 x 9'9, (4.12m x 2.97m), excluding depth of stylish, mirrored wardrobes providing ample hanging and storage space, radiator, double glazed window

**BEDROOM TWO:** (front): 11'4 x 8'8, (3.45m x 2.64m), excluding depth of sliding wardrobes, radiator, two double glazed windows

**BEDROOM THREE:** (front): 8'6 x 5'7, (2.59m x 1.70m), storage cupboard, radiator, double glazed window

**BATHROOM:** 9'9 x 6'9, (2.97m x 2.06m), luxurious family bathroom showcasing, free standing bath, wall mounted mixer taps, separate shower cubicle with chrome shower and additional forest waterfall spray, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, double glazed window, tiled floor, tiling to walls, spotlights to ceiling

**EXTERNALLY:** fabulous outside space, perfect for families and entertaining, with a delightful, Westerly aspect. The rear garden is enclosed with patio, lawn and shed, side garden area, gated access to the front block paved driveway with additional gravelled side area

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: 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

## 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: D

## EPC RATING: B

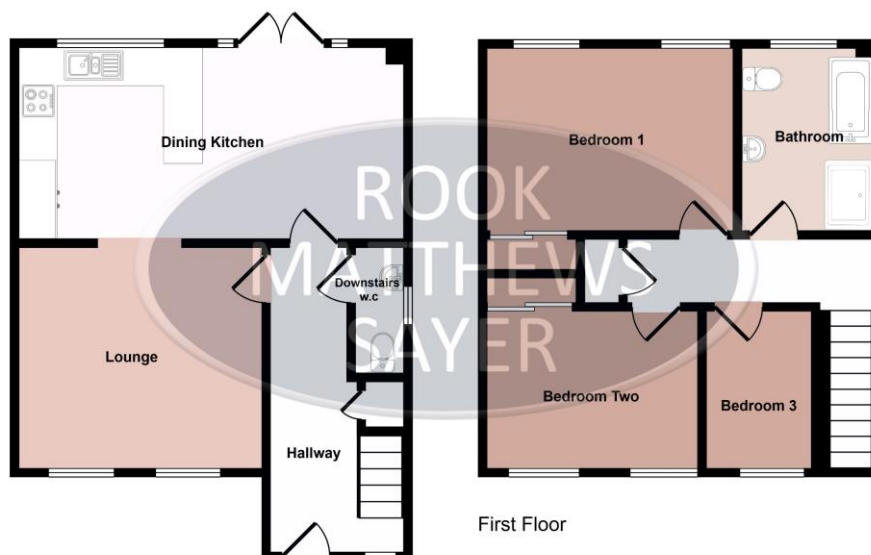
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First Floor

Ground Floor Northwood v.1

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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

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