



Salisbury Avenue | Preston Village | NE29 9PD

£170,000

An outstanding and beautifully presented, larger style, upper flat located in the heart of Preston Village, within walking distance to superb local pubs, schools, bus routes and amenities. Also close to excellent local transport links. Showcasing elegance and style throughout, entrance lobby, spacious landing, stunning lounge with feature exposed brick chimney breast, stylish family kitchen with integrated appliances and solid wood worktops. Three excellent sized bedrooms, the principal bedroom with feature bay window. Contemporary bathroom with forest waterfall spray. South facing, enclosed rear town garden. Just WOW!

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Double Glazed Entrance Door to:

ENTRANCE LOBBY: turned staircase to the first floor:

FIRST FLOOR LANDING AREA: spacious landing with loft access, we understand that the loft has pull down ladders and is part boarded for storage purposes with a light, radiator, storage cupboard housing meter, door to:

LOUNGE: (front): 13'6 x 12'8, (4.12m x 3.86m), into alcoves, enjoying ample natural light owing to the south facing aspect, this stunning and elegant rear lounge showcases an exposed brick chimney breast and recess as its focal point, fitted shelving into alcove, coving to ceiling, radiator, double glazed window, door to:

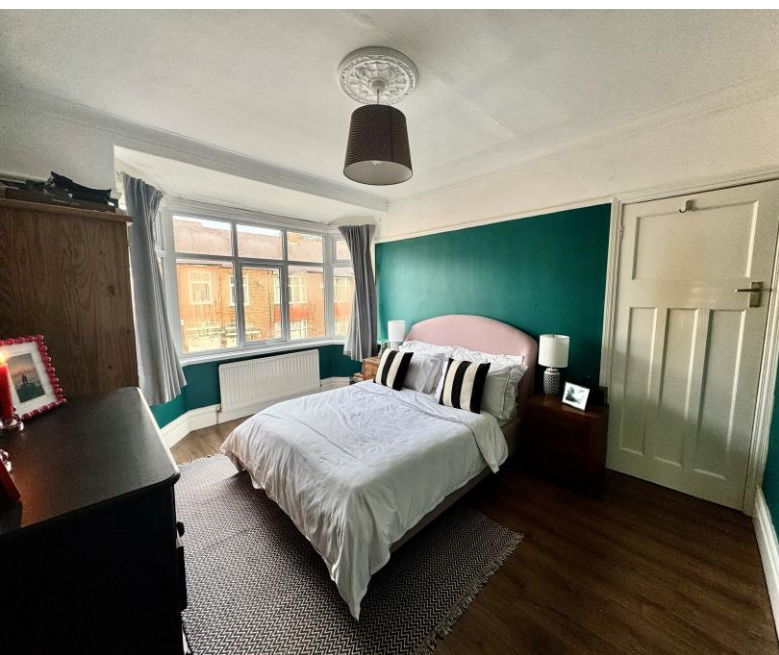
KITCHEN: (rear): 12'7 x 9'8, (3.84m x 2.95m), stylish fitted kitchen of excellent proportions, incorporating a range of base, wall and drawer units, wood worktops, integrated electric oven and hob, single drainer sink unit, plumbed for automatic washing machine, combination boiler, radiator, tiled splashbacks, double glazed window, double glazed door out to the rear town garden, door to:



T: 0191 2463666

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BATHROOM: 9'8 x 5'9, (2.95m x 1.75m), contemporary family bathroom, boasting, bath, chrome shower with forest waterfall spray, vanity unit with on bench sink, hot and cold mixer taps, low level w.c., spotlights to ceiling, tiled floor, two double glazed windows, tiled floor

BEDROOM ONE: (front): 14'4 x 13'0, (4.37m x 3.96m), into double glazed bay window and alcoves, radiator

BEDROOM TWO: (rear): 9'4 x 8'8, (2.84m x 2.64m), radiator, double glazed window, laminate flooring

BEDROOM THREE: (front): 8'9 x 8'4, (2.67m x 2.54m), radiator, double glazed window

EXTERNALLY: south facing, enclosed rear yard with access out to the rear lane, shared bin store area

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: tbc

Mobile Signal Coverage Blackspot: No

Parking: On street

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.

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 Years from 2012 peppercorn rent

COUNCIL TAX BAND: A

EPC RATING: C

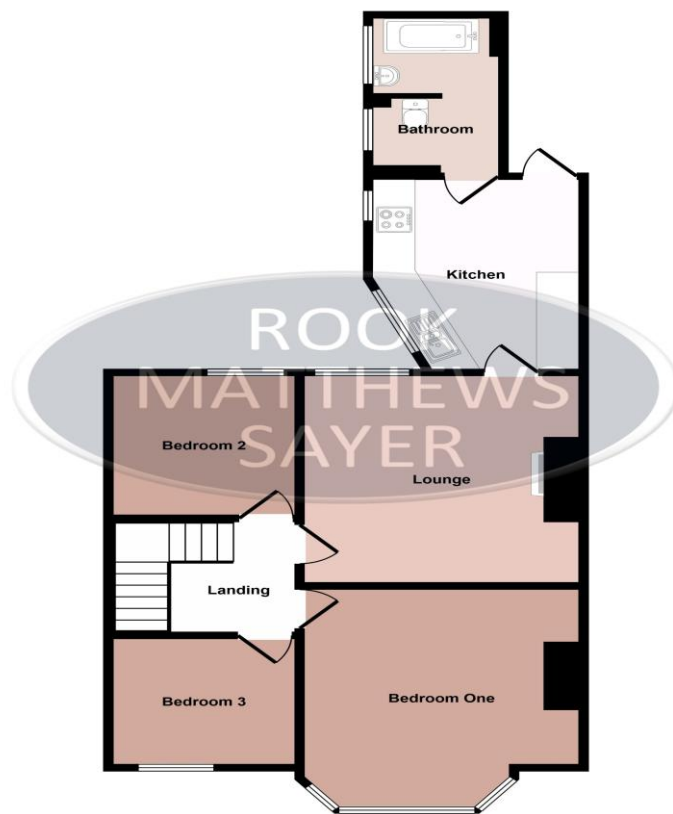
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First Floor

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		
81-91	B		
69-80	C	75 C	75 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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