



Preston Avenue | North Shields | NE30 2BN

£475,000

Positioned on this highly sought after, tree-lined street close to Tynemouth cricket club and approximately a 10-15 minute walk from Tynemouth Village. With popular local schools, shops, bus routes and amenities on your door step this family home showcases an array of period features, including high ceilings, bay windows, intricate plasterwork and cornice and a stunning vestibule, hallway and original staircase. Lounge with bay window and feature fireplace, gas living flame fire, separate dining room with bi-fold doors out to the patio garden, stunning, stylish re-fitted kitchen with integrated appliances, separate utility room, downstairs w.c. Impressive landing area, fabulous family bathroom with walk in shower cubicle, five excellent sized bedrooms. Enclosed rear town garden with Southerly aspect, large shed, double gates out to the rear lane. Period forecourt garden area. We love it!

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Beautiful, Edwardian Family Terrace Highly Sought After Tree-Lined Street

South Facing Town Garden to

Stunning Original Features

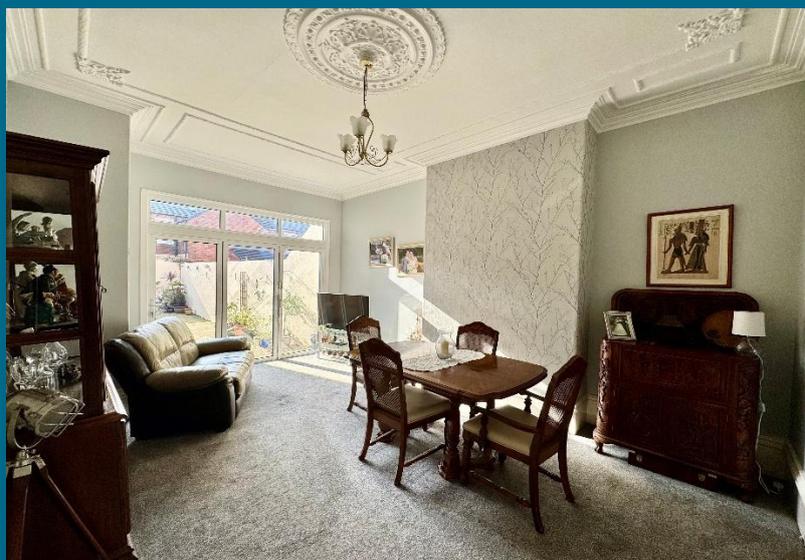
Stylish Re-Fitted Kitchen,

Downstairs Cloaks/w.c.

Three Floors, Five Bedrooms

Fabulous Re-Fitted Bathroom

For any more information regarding the property please contact us today



T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

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Entrance Door to:

ENTRANCE VESTIBULE: original door to:

ENRANCE HALLWAY: Impressive hallway with stunning original plasterwork to ceiling, original turned staircase up to the first floor, gorgeous newel post, radiator, under-stair cupboard, door to:

LOUNGE: (front): 18'2 x 14'8, (5.53m x 4.47m), with measurements into double glazed bay window and alcoves, feature fireplace with gas, coal effect fire, two radiators, stunning cornice, plasterwork and ceiling rose, two radiators

DINING ROOM: (rear): 17'9 x 12'3, (5.41m x 3.73m), into alcoves, radiator, cornice to ceiling, feature plasterwork, radiator, double glazed bi-fold doors out to the garden area

KITCHEN: (rear): 14'6 x 8'5, (4.42m x 2.57m), a fabulous, stylish, re-fitted kitchen incorporating a range of base, wall and drawer units, Quartz worktops, integrated eye level double oven, five burner gas hob, cooker hood, integrated fridge, one and a half bowl sink unit with mixer taps, spotlights and panelling to ceiling, under-unit lighting, laminate flooring, double glazed window, through to:

UTILITY ROOM: (rear): 8'7 x 5'5, (2.62m x 1.65m), stylish base and wall units, Quartz worktops, plumbed for automatic washing machine, recess for fridge freezer, combination boiler, double glazed door to rear garden, door to:

DOWNSTAIRS CLOAKS/W.C.: low level w.c., double glazed window, panelled ceiling

HALF LANDING AREA: split level landing with double glazed window and staircase up to the first floor landing area, door to:

BEDROOM FIVE: (rear): 9'5 x 8'8, (2.87m x 2.64m), radiator, double glazed window, laminate flooring

BATHROOM: 10'1 x 5'5, (3.07m x 1.65m), a stunning, re-fitted family bathroom, showcasing, walk in shower cubicle with chrome controls, shower and additional forest waterfall spray, floating, high gloss, vanity sink unit with mixer taps, low level w.c. with push button cistern, fully tiled walls, tiled floor, two double glazed windows, vertical radiator

FIRST FLOOR LANDING AREA: staircase up to the second floor, door to:

BEDROOM TWO: (rear): 14'2 x 12'4, (4.32m x 3.71m), into alcoves, radiator, double glazed window

BEDROOM ONE: (front): 14'9 x 11'1, (4.50m x 3.38m), plus depth of alcoves, fitted wardrobes, radiator, two double glazed windows

BEDROOM FIVE: (front): 11'6 x 6'9, (3.51m x 2.06m), radiator, double glazed window

SECOND FLOOR LANDING: door to:

BEDROOM THREE: (dual aspect): 19'2 x 15'5, (5.84m x 4.70m), maximum measurements, some restricted headroom, large storage area into eaves, two velux windows

EXTERNALLY: Generous, rear patio garden with delightful Southerly aspect, large shed, double gates out to the rear lane, block paved patio area, outside tap

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

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.

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: D

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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.

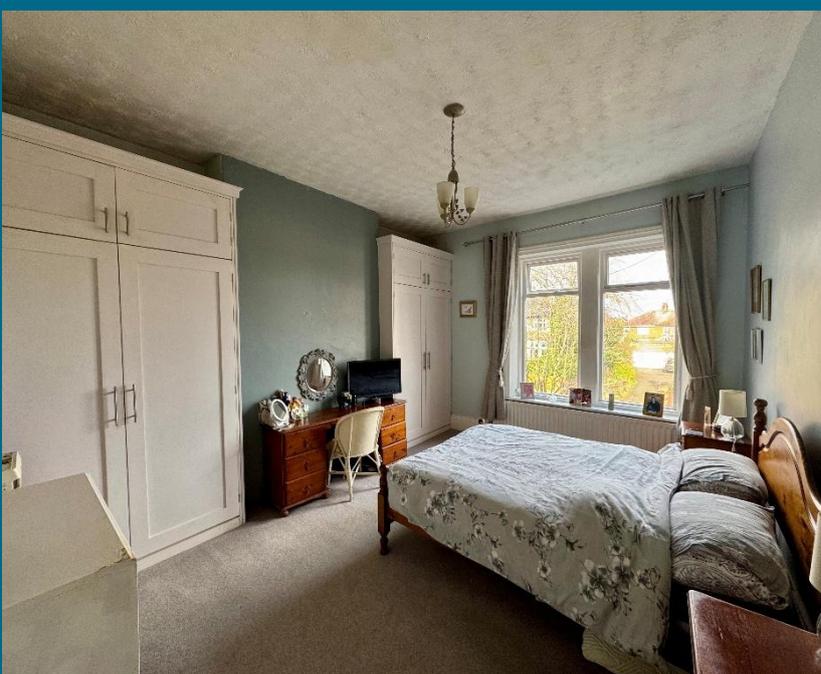
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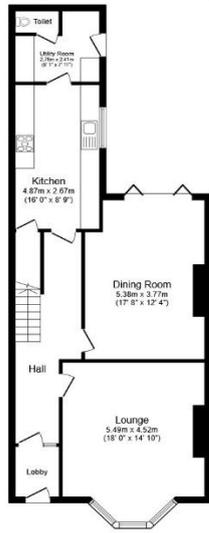
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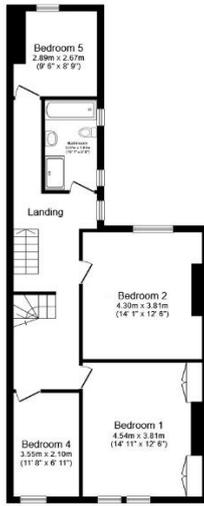
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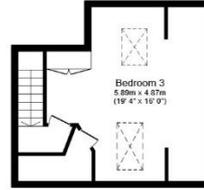
17 Preston Avenue, North Shields, NE30 2BN



Ground Floor
Floor area 78.8 sq.m. (849 sq.ft.)



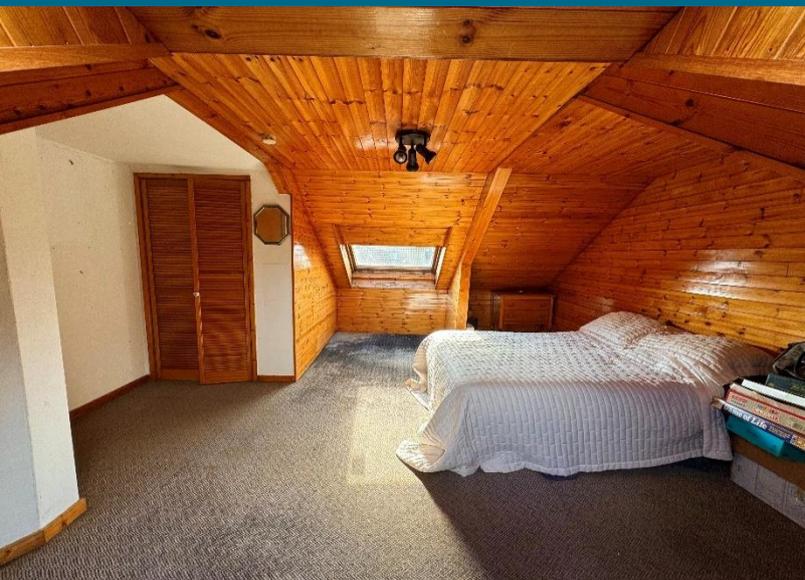
First Floor
Floor area 73.6 sq.m. (793 sq.ft.)



Second Floor
Floor area 31.9 sq.m. (343 sq.ft.)

Total floor area: 184.4 sq.m. (1,985 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.ie



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		