



Sandwich Road | Preston Grange | NE29 9HL

**£257,500**

A generously proportioned three-bedroom semi-detached house with excellent potential for updating.

The accommodation begins with an entrance hallway leading into an impressive bay-fronted living room, with glazed sliding doors opening into a separate dining room overlooking the rear garden. The

kitchen is also positioned to the rear and is fitted with a range of wall and base units with worktop space. Upstairs, the particularly spacious principal bedroom benefits from a broad bay window and an extensive range of fitted wardrobes and storage. There are two further well-proportioned bedrooms alongside a shower room. Externally, the property has an attractive lawned front garden and private driveway leading to the attached single garage, while the enclosed rear garden is predominantly laid to lawn with mature, well-stocked borders, established shrubs, paved areas and a timber garden shed.

Preston Grange offers a convenient setting, with local shops, schools and everyday amenities close at hand, alongside excellent transport links providing easy access into North Shields, Tynemouth, Whitley Bay and Newcastle.

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## SEMI-DETACHED

## NO ONWARD CHAIN

**THREE WELL-PROPORTIONED  
BEDROOMS**

**GENEROUS BAY-FRONTED LIVING  
ROOM**

**EXCELLENT POTENTIAL FOR  
UPDATING**

**DRIVEWAY PROVIDING OFF-  
STREET PARKING**

**SPACIOUS GARAGE**

**ENCLOSED REAR GARDEN**

For any more information regarding the property please contact us today

**ENTRANCE HALLWAY:** Double glazed entrance door, radiator, staircase to first floor, door to:

**LIVING ROOM:** 17'10" x 13'7" (5.44m x 4.16m): Generous reception room with double glazed bay window to front, radiator, decorative coving to ceiling, wall-mounted gas fire and glazed sliding doors opening into the dining room.

**DINING ROOM:** 10'7" x 9'3" (3.24m x 2.82m): Double glazed window overlooking the rear garden, radiator, decorative coving to ceiling and glazed sliding doors connecting with the living room.

**KITCHEN:** 9'7" x 9'1" (2.94m x 2.78m) Plus built in storage cupboard/pantry: Fitted with a range of wall and base units with work surfaces, sink and drainer unit, tiled splashbacks, space for freestanding cooker with cooker hood above, space and plumbing for washing machine, double glazed window overlooking the rear garden and external door.

**LANDING:** Loft access, door to:

**BEDROOM ONE:** 17'1" x 12'5" (5.21m x 3.81m): Particularly spacious principal bedroom with double glazed bay window to front, radiator, extensive range of fitted wardrobes and storage, and decorative coving to ceiling.

**BEDROOM TWO:** 10'7" x 10'6" (3.25m x 3.21m): Double glazed window, radiator, built-in storage cupboard and decorative coving to ceiling.

**BEDROOM THREE:** 10'4" x 8'2" (3.17m x 2.50m): Double glazed window, radiator and decorative coving to ceiling.

**SHOWER ROOM:** 6'10" x 5'6" (2.10m x 1.69m): Walk in shower enclosure, pedestal wash basin, low-level W.C, tiled walls, radiator and frosted double glazed window.

**GARAGE** 25' x 8' (7.62m x 2.44m): Attached garage with roller door to front.

**EXTERNALLY:** Private driveway providing off-street parking and access to the attached garage. Lawned front garden with well-stocked planted borders and pathway leading to the entrance.

Attractive enclosed rear garden, predominantly laid to lawn and framed by mature, well-stocked borders with a variety of established shrubs and flowering plants. Paved areas provide space for outdoor seating, with timber garden shed and fenced boundaries.

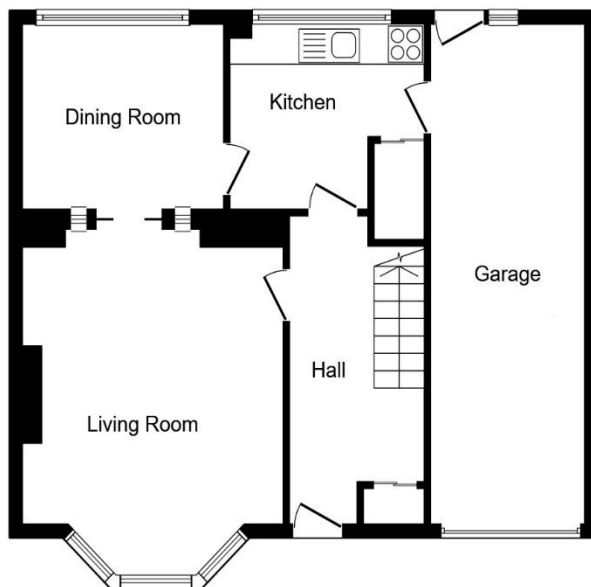
**T: 0191 2463666**

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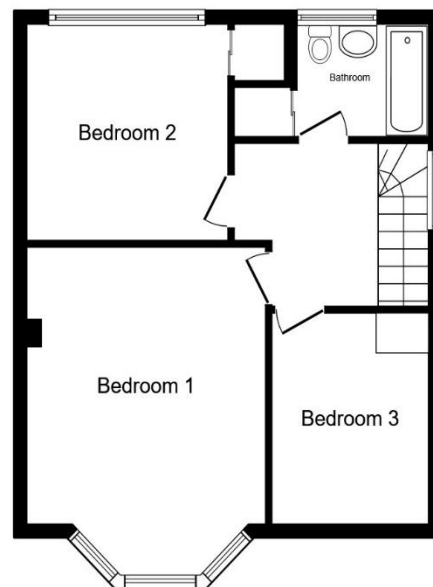
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Ground Floor



First Floor

Total floor area: 118.6 sq.m. (1,277 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.io](http://www.Propertybox.io)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL copper wire

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.

#### 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: D

WB3804 TJ.DB.31.07.26 V.1

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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