



Malvern Road North Shields

Showcasing wonderful kerb appeal, this fabulous, corner semi-detached home has been nurtured and loved by the current family for many years. As always on Preston Grange, boasting ample light flooding the property, through multiple bay windows and with superb sized rooms, you will have ample flexibility for your family. With local schools, shops, bus routes and NTGH on your doorstep then the location has always been incredibly sought after. The wrap around front and side gardens are beautifully maintained and there is an additional private patio area to the rear which also provides access through to the large double, resin driveway at the front, perfect for multiple vehicles. The large double garage with electric door doubles up as a utility area and also provides an EV charging point. The property itself welcomes you through the spacious porch, into an impressive, larger than average hallway, downstairs cloaks/wc., dual aspect lounge with two feature bay windows, feature fireplace with gas, coal effect fire, the lounge flows through to the dining room, again with feature bay window and access through to the stylish, re-fitted breakfasting kitchen, access to both garage and rear patio. There are four large bedrooms to the first floor, the principle bedroom with two bay windows, fitted wardrobes and dressing table. The fourth bedroom extension over the garage has measurements of 21'3 x 13'4, and is currently utilised as a sitting area and home office, but there are multiple possibilities should you wish to change its purpose. Splendid family bathroom with separate walk-in shower. The property also benefits from owned solar panels for the cost conscious and eco-friendly amongst us, exactly what we need in an energy crisis!

£380,000

ROOK
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Double Glazed Entrance Door to:

ENTRANCE PORCH: double glazed windows, double glazed door to:

ENTRANCE HALLWAY: 13'5 x 2.62m, (4.09m x 2.62m), an impressive, larger than average on the estate hallway, with cloaks cupboard, staircase up to the first floor, radiator, door to:

DOWNSTAIRS CLOAKS/W.C: low level w.c. with push button cistern, hand washbasin, double glazed window

LOUNGE: (front and side), 17'9 x 15'7, (5.41m x 4.75m), with measurements into two feature double glazed bay windows and into alcoves, attractive feature fireplace with gas, coal effect fire, two radiators, door through to:

DINING ROOM: (side): 15'9 x 10'4, (3.15m x 3.07m), into feature double glazed bay window, wall lights, radiator, door to:

BREAKFASTING KITCHEN: (rear): 10'4 x 10'1, (3.15m x 3.07m), a stylish, re-fitted kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, electric cooker point, single drainer sink unit with mixer taps, radiator, two large storage cupboards, double glazed window, tiled splashbacks, modern flooring, UPVC door through to garage

FIRST FLOOR LANDING AREA: Spacious, split level landing, loft access with pull down ladders, we understand that the loft is boarded for storage purposes with a light, storage into eaves, door to:



BEDROOM ONE: (dual aspect): 15'3 x 13'4, (4.65m x 4.06m), with measurements into two feature double glazed window, this is a beautiful principle bedroom with superb aspect, ample fitted wardrobes and storage, fitted dressing table and drawers, radiator

BEDROOM TWO: (side): 13'7 x 10'9, (4.15m x 3.28m), radiator, double glazed window, vanity sink unit with mixer taps

BEDROOM THREE: (dual aspect): 21'3 x 13'4, (6.48m x 4.06m), maximum measurements, three double glazed windows, two radiators

BEDROOM FOUR: (front): 10'9 x 9'4, (3.28m x 2.84m), maximum measurements, double glazed window, radiator, fitted wardrobes and dressing table

FAMILY BATHROOM: 10'8 x 6'3, (3.25m x 1.91m), a gorgeous, re-fitted family bathroom with bath, walk-in double shower cubicle with chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, fully tiled walls, chrome ladder radiator, modern flooring, double glazed window

GARAGE: 22'5 x 13'5, (6.83m x 4.09m), superb sized garage with rear utility, providing plumbing for automatic washing machine and space for dryer, combination boiler, EV charging point, electric roller door, storage, door out to the rear patio garden

EXTERNALLY: Lovely, wrap around, front and side gardens, walled with quality artificial lawn, well stocked borders and feature resin paving. The double width driveway has been recently re-laid and there is gated access to the paved rear patio with storage areas. The solar panels are owned and provide a regular income towards energy costs

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway/EV charging point

Solar Panels: Yes, owned outright

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

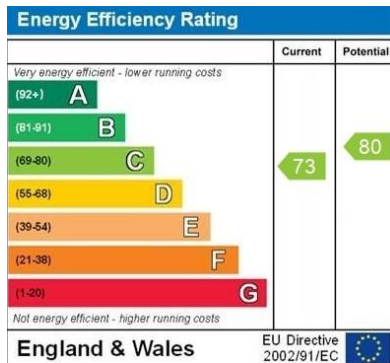
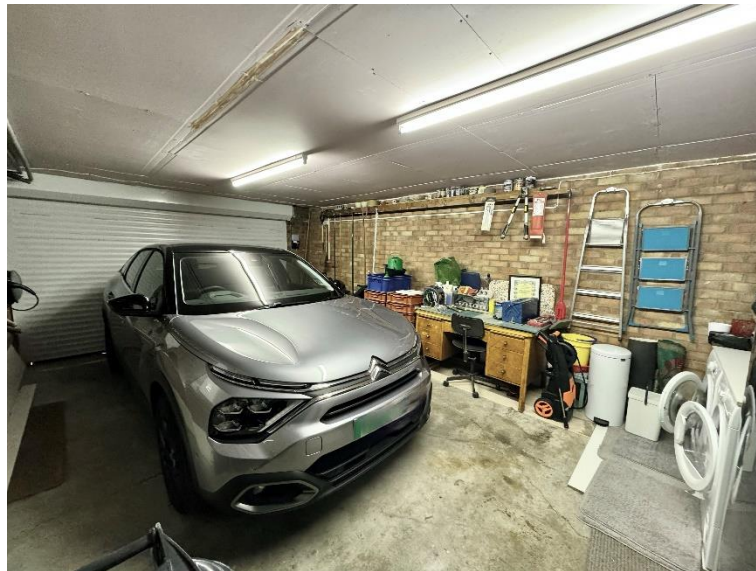
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: C

WB5268.AI.DB.23/08/2024.V.2





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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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