



## Quantock Close Preston Grange

One of the most beautiful properties of its type on the open market right now! Oozing style, space, charm and gorgeous-ness throughout! Located on the highly sought after Preston Grange estate, close to sought after schools, North Tyneside General Hospital, shops and bus routes, approximately a five- minute drive from both Whitley Bay and Tynemouth centres and coastline! Entrance hallway, downstairs cloaks/wc, fabulous dining room with feature open staircase and glass showcasing the stunning lounge area, stylish, quality, re-fitted kitchen with integrated appliances, 19'1 x 16'9 lounge with stunning living flame fire and large double glazed picture window with open aspect. Spacious landing with storage, large loft access with pull down ladders which we have been advised is floored with Velux windows and storage, three excellent sized bedrooms, all with fitted storage, luxurious, re-fitted bathroom with shower. Private and enclosed patio garden with Southerly aspect and composite, secured, double gates for parking, garage with power and lighting, electric roller door, front garden. The property also benefits from a pitched roof.

# £260,000

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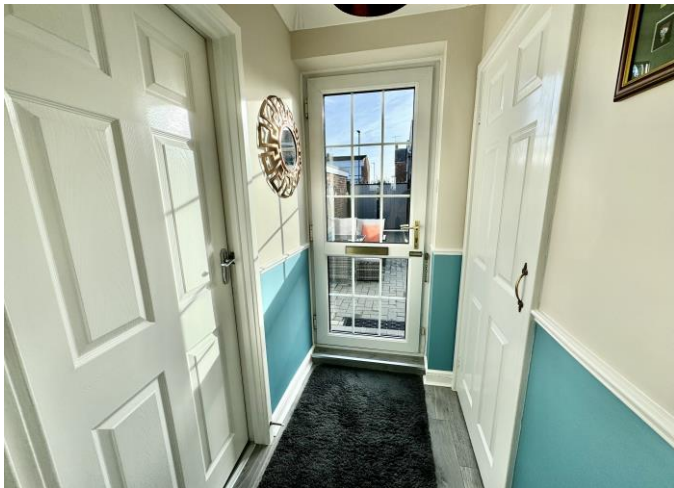


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Georgian Bar Double Glazed Entrance Door to: (rear):

ENTRANCE HALLWAY: laminate flooring, generous storage cupboard, door to:

DOWNSTAIRS CLOAKS/W.C: contemporary vanity sink unit with mixer taps, low level w.c., fully tiled walls, radiator, laminate flooring, double glazed window



LOUNGE: (rear): 19'11 x 16'9, (6.07m x 5.11m), into alcoves, stunning lounge with measurements into double glazed large picture window overlooking the front garden and open grass aspect, beautiful, gas, living flame fire, radiator and radiator cover, vertical ladder radiator, cornice to ceiling, feature glass internal windows overlooking the feature staircase and dining room

KITCHEN: (front): 14'5 x 6'7, (4.39m x 2.0m), a stylish, re-fitted kitchen family kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, microwave, five burner gas hob, cooker hood, integrated fridge, dishwasher, wine rack, combination boiler, vertical radiator, pantry cupboard, double glazed window, spotlights to ceiling



FIRST FLOOR LANDING AREA: spacious landing with large loft access, pull down ladders, we have been advised that the loft is floored with two Velux windows, power and lighting, storage unit, airing cupboard with shelving, cupboard with hanging space

BEDROOM ONE: (rear): 11'8 x 11'6, (3.56m x 3.51m), a gorgeous, well, presented principle, bedroom with attractive fitted wardrobes, providing ample hanging and storage space, radiator, double glazed window, cornice to ceiling



BEDROOM TWO: (front): 12'7 x 10'11, (3.84m x 3.07m), attractive fitted wardrobes with ample hanging and storage space, radiator, double glazed window

BEDROOM THREE: (front): 12'11 x 6'5, (3.93m x 1.95m), radiator, large corner wardrobe and storage, double glazed window



**BATHROOM:** (rear): 11'1 x 4'7, (3.38m x 1.43m), a stunning, re-fitted family bathroom, comprising of, bath with mixer taps, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, spotlights to ceiling, contemporary tiling to walls, tiled floor, chrome mirrored ladder radiator



**EXTERNALLY:** private and enclosed rear garden with delightful South-Easterly aspect, block paved patio area, outside tap, composite, secured double gates providing on-site drive, garage with double glazed door accessed from the garden, electric roller door, lighting and electric points, plumbing for automatic washing machine. Front garden area, pitched main roof

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Parking & Garage

**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

WB2797.AI.DB.19.11.2024.V.1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







**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 relation to this property.

**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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