



Malvern Road Preston Grange, North Shields

- Outstanding and Stunning Corner Semi Detached Family Home
- Sought After Location on the Ever, Popular Preston Grange
- Three Reception Rooms, Utility, Downstairs Cloaks/wc.
- Five Double Bedrooms, Some with Fitted Wardrobes
- Luxury Dining Kitchen with Fitted Appliances



Rent: £1,700 pcm

Deposit payable £1,960

Holding Deposit: £392

Minimum Tenancy Length: 6 Months

EPC: E

Council Tax: D



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Malvern Road

Preston Grange, North Shields

Contemporary Entrance Door to:

ENTRANCE LOBBY: High gloss tiled floor, cloaks cupboard, door through to dining kitchen, door to:

ENTRANCE HALLWAY: Impressive and grand hallway with staircase to the first floor, high gloss tiled floor, radiator, door to:



LOUNGE: (front): 16'6 x 15'8, (5.03m x 4.78m)

With measurements into alcoves and two feature double glazed bay windows, allowing maximum light into the room, recessed, stylish electric living flame fire, media wall, radiators, coving to ceiling, spotlights

DINING KITCHEN: (front): 15'7 x 15'0, (4.75m x 4.57m)

A luxury, re-fitted family dining kitchen with a central breakfast bar/island, a range of white, high gloss, soft close, base, wall and drawer units, Quartz worktops and splashbacks, high gloss tiled floor, integrated electric oven and micro/oven combo, induction hob, full height integrated fridge and freezer, integrated dishwasher, under-unit lighting, LED plinth lights, three double glazed windows, two contemporary stylish vertical radiators, spotlights, three double glazed windows, door through to inner hallway and utility/w.c.



FAMILY ROOM/DINING ROOM: (side and rear): 23'8 x 10'2, (7.21m x 3.10m) with measurements into feature double glazed bay window, versatile family lounge or sitting area, opening through to a formal dining area with double glazed French doors opening out to the private and enclosed rear garden, laminate flooring, two radiators, door to:



INNER HALLWAY: Double storage cupboard, tiled floor, door to:

UTILITY/DOWNSTAIRS CLOAKS/W.C.: 4'4 x 9'2, (1.32m x 2.79m)

Roll edge worktop, plumbed for automatic washing machine, pedestal washbasin, low level w.c., double glazed window, laminate flooring

FIRST FLOOR LANDING AREA: Spacious landing area with loft access, pull down ladders, (we have been advised that the loft is partially boarded), double glazed window

BEDROOM ONE: (front and side): 15'6 x 14'9, (4.72m x 4.50m)

with measurements into feature double glazed bay window, additional double-glazed window, stylish fitted mirrored robes with ample hanging and storage space, spotlights to ceiling, radiator



BEDROOM TWO: (front): 15'0 x 10'2, (4.57m x 3.10m)

Four double glazed windows, radiator, spotlights to ceiling, freestanding wardrobes, (negotiable)



BEDROOM THREE: (side): 15'0 x 14'8, (4.57m x 4.47m)

Radiator, double glazed window

BEDROOM FOUR: (rear): 10'10 x 9'2, (3.30m x 2.79m)

Radiator, double glazed window, spotlights to ceiling



BEDROOM FIVE: (front): 10'3 x 9'4, (3.12m x 2.84m)

Radiator, double glazed window, attractive fitted robes

FAMILY BATHROOM: 11'6 x 6'3, (3.51m x 1.91m)

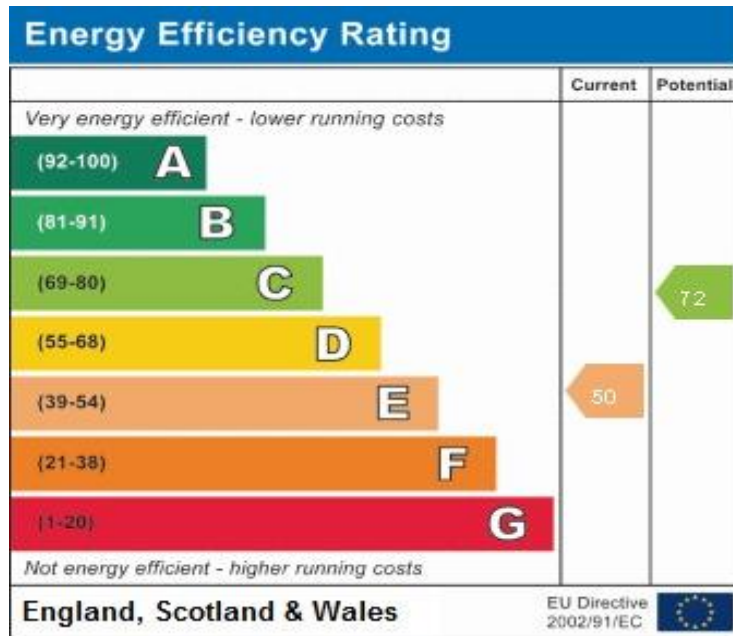
A stunning, luxurious re-fitted family bathroom, with large, freestanding bath, hot and cold mixer taps and shower spray, large, walk in shower cubicle with ceiling waterfall spray and additional hand-held shower spray, chrome controls, high gloss vanity sink unit with mixer taps, low level w.c. with low level w.c., fully tiled walls and floor, chrome, vertical radiator, double glazed window, fitted mirrored wall unit with light, spotlights and panelled ceiling



EXTERNALLY: Enclosed, private rear patio garden to the rear, with patio, artificial lawn, shed and playhouse, outside tap and security light, gated access to the front paved driveway, with adequate parking for at least three cars. Lawned front and side garden area, walled.

TENURE: Freehold

WBY1729/AI/DD/19.01.2023/V.1



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