



Polden Crescent Preston Grange

A beautiful, extended, family semi-detached house positioned on this gorgeous Crescent within the ever-popular Preston Grange estate. Close to North Tyneside General Hospital, popular schools, amenities, bus routes and ideally placed for transport links to the City Centre, Coast and A19 North and South. Boasting a larger, gorgeous garden with a delightful South-Easterly aspect, driveway and full-size garage this lovely semi has also been extended to provide superb sized accommodation throughout. You are welcomed into an impressive hallway, downstairs cloaks/wc., lounge with multi-fuel stove fire, perfect for cosy days and evenings! Extended dining room with French doors opening out to the garden area, stylish family kitchen with integrated appliances, separate utility room, additional boot/family space with access out to the garden. Spacious first floor landing, three excellent sized bedrooms, the principle, bedroom with fitted wardrobes. Luxurious, re-fitted family bathroom with forest waterfall spray, large loft with ample storage and Velux window. The property also benefits from owned solar panels, providing a cost effective and eco-friendly solution towards the cost of hot water.

£310,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: laminate flooring, under-stair cupboard, radiator, door to:

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

LOUNGE: (front): 13'8 x 13'4, (4.17m x 4.06m), into alcoves, stunning, multi-fuel stove fire, recess and hearth, wall lights, large, double glazed picture window, radiator, laminate flooring, through to:

DINING ROOM: (rear): 17'7 x 9'9, (5.36m x 2.97m), extended dining room with double glazed French doors opening out to the garden, laminate flooring, spotlights to ceiling, radiator, coving, through to:

KITCHEN: (rear): 10'3 x 10'0, (3.30m x 3.12m), a stylish, quality fitted kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated double oven, hob, stainless steel cooker hood, one and a half bowl sink unit with mixer taps, spotlights to ceiling, modern flooring, vertical radiator, half glazed door to:

UTILITY ROOM: (rear): 12'4 x 7'4, (3.76m x 2.24m), stylish, base and wall units, co-ordinating worktops, single drainer sink unit, spotlights to ceiling, modern flooring, plumbed for automatic washing machine, radiator, door to garage, half glazed door to:

BOOT ROOM: 8'1 x 6'4, (2.46m x 1.93m), double glazed window, double glazed door to the garden, tile effect flooring, central heating boiler

FIRST FLOOR LANDING AREA: spacious landing, double glazed window, storage cupboard housing hot water tank system, loft access with pull down ladders, we understand that the loft is mostly floored with Velux window

BEDROOM ONE: (front): 13'0 x 11'2, (3.96m x 3.40m), including depth of attractive fitted wardrobes providing ample hanging and storage space, co-ordinating dressing table, radiator, double glazed window

BEDROOM TWO: (rear): 11'4 x 11'2, (3.45m x 3.40m), radiator, double glazed window

BEDROOM THREE: (front): 8'8 x 8'4, (2.64m x 2.54m), radiator, double glazed window



BATHROOM: 8'3 x 5'5, (2.52m x 1.65m), luxurious re-fitted family bathroom, showcasing bath with mixer taps, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, chrome radiator, tile effect flooring, panelling and spotlights to ceiling, two double glazed windows, chrome ladder radiator, fully tiled walls

EXTERNALLY: large rear garden with delightful south-easterly, garden, with patio, lawn, borders and mature shrubs, front garden, driveway and garage with measurements of 17'0 x 7'8, (5.18m x 2.33m), electric roller door. The property also benefits from owned solar panels providing energy to support hot water usage and the environment.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Cabinet

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: TBC

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