



## Salisbury Avenue Preston Village

A beautifully presented, larger style 1930's upper flat. Originally a three bedroom, this gorgeous flat has now been re-designed superbly! Located in the heart of the highly sought after Preston Village, close to local bus routes, shops, bars, restaurants and schools. The property showcases an entrance lobby, impressive first floor landing, fabulous sized lounge, stunning re-fitted kitchen with integrated appliances, separate utility room, two double bedrooms, the principle, bedroom with feature bay window, contemporary and stylish bathroom with "L" shaped bath, shower with large Forest Waterfall spray. South facing, private rear garden, perfect for afternoon drinks or BBQ. Preston Village is approximately a five- minute drive from Tynemouth Village and beach and is within excellent proximity to major transport links, including the A1058 City Centre and the A19 North and South. The flat benefits from gas radiator central heating system, double glazing.

# £165,000

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Double Glazed Entrance Door to:

ENTRANCE LOBBY: original, turned staircase up to:

FIRST FLOOR LANDING: impressive landing area, door to:

LOUNGE: (rear): 13'7 x 12'5, (4.15m x 3.78m), with measurements into alcoves, fitted storage into alcoves, double glazed window, radiator, door to utility area

KITCHEN: (rear): 9'4 x 8'1, (2.84m x 2.46m), a stunning, contemporary and stylish kitchen, incorporating a range of high gloss, base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob, cooker hood, breakfast bar, radiator, spotlights to ceiling, tiled floor, brick effect tiling, double glazed window, single drainer sink unit with mixer taps

BEDROOM ONE: (front): 17'2 x 14'5, (5.23m x 4.39m), with measurements into alcoves and double-glazed feature bay window, radiator, cornice to ceiling, picture rail

BEDROOM TWO: (front): 8'4 x 8'4, (2.54m x 2.54m), radiator, double glazed window, picture rail

UTILITY ROOM: 9'0 x 5'8, (2.74m x 1.75m), excellent utility area, providing a useful, separate space for washing and drying, plumbed for automatic washing machine, worktop, tiled floor, storage cupboard, radiator, double glazed window, door to rear stairs and double-glazed door out to the patio garden

BATHROOM: 6'9 x 6'4, (2.06m x 1.93m), fabulous, modern bathroom, comprising of "L" shaped bath with mixer taps, chrome shower with additional forest waterfall spray, pedestal washbasin, low level w.c. with push button cistern, fully tiled walls and floor, chrome radiator, panelled ceiling and spotlights, double glazed window

EXTERNALLY: a South facing, private and enclosed rear patio garden with gated access to the lane, shared front access



**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: On Street

**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**

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 9/6/1987

Peppercorn Rent.

**COUNCIL TAX BAND: A**

**EPC RATING: C**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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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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