



Preston Avenue North Shields

A beautiful, Edwardian period property oozing charm, features and space throughout. Located on this highly sought after tree lined street, close to Tynemouth Cricket Club and Golf course, a short walk from popular local schools and approximately a 15, minute walk from Tynemouth Village and our wonderful coastline. This larger style family home showcases a spacious entrance vestibule and hallway, front lounge with feature bay window, fireplace and gas, living flame fire, gorgeous rear sitting room overlooking the garden area with attractive feature fireplace and living flame fire, separate breakfast room, downstairs cloaks/w.c., stylish and contemporary fitted kitchen with integrated appliances and Velux window allowing maximum natural light into this lovely room. Impressive, split level landing area with access up to two loft rooms, three excellent sized bedrooms, one with fitted wardrobes. Superb sized family bathroom with separate shower cubicle, additional first floor cloaks/wc. Delightful South facing rear garden with large workshop/shed boasting electric, light and alarm system, front forecourt garden. A beautiful home!

£375,000

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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Entrance Door to:

ENTRANCE VESTIBULE: cornice to ceiling, dado rail, delft rack, original door with glass insert, and stunning, original, stained leaded light inserts opening to:

ENTRANCE HALLWAY: an impressive and charming hallway with original, turned staircase up to the first floor, feature panelling, delft rack, radiator, under-stair cupboard, door to:

LOUNGE: (front): 17'4 x 15'5, (4.27m x 4.19m), with measurements into alcoves and feature double glazed bay window, feature plasterwork and ceiling rose, cornice to ceiling, radiator, gorgeous feature fireplace with gas, living flame fire, marble hearth

REAR SITTING ROOM: (rear): 14'0 x 13'9, (4.27m x 4.19m), into alcoves, beautiful feature fireplace with gas, coal effect fire, tiled inset, hearth, cornice to ceiling, double glazed window overlooking the rear garden, radiator

BREAKFAST ROOM: (rear): 12'5 x 9'4, (3.78m x 2.84m), separate breakfast room with, large cupboard housing central heating boiler, double glazed window, radiator, door to:

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c. with recessed flush, half height tiling, tiled floor, extractor fan, spotlights to ceiling

KITCHEN: (rear): 9'8 x 6'9, (2.95m x 2.06m), stylish and contemporary re-fitted kitchen incorporating a range of base, wall and drawer units, contrasting worktops, single drainer sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, brick effect tiling, plumbed for automatic washing machine, laminate flooring, radiator, double glazed window, Velux window, double glazed door out to the garden area

FIRST FLOOR LANDING AREA: impressive, split level landing area, paddle stairs up to loft rooms, skylight, under-stair cupboard, half height panelling, cornice to ceiling, half landing area with cloaks cupboard housing hot water tank:

SEPARATE CLOAKS/W.C.: hand washbasin, low level w.c. tiled splashbacks, double glazed window

FAMILY BATHROOM: 9'3 x 7'0, (2.82m x 2.13m), a superb sized family bathroom with modern suite, comprising of, bath, pedestal washbasin, separate shower cubicle with electric shower, half height tiling, spotlights to ceiling, radiator, double glazed window

BEDROOM ONE: (front): 14'2 x 14'0, (4.32m x 4.27m), into alcoves, feature fireplace, two double glazed windows, radiator, cornice to ceiling

BEDROOM TWO: (rear): 14'0 x 11'9, (4.27m x 3.58m), excluding depth of fitted wardrobes providing excellent hanging and storage space, radiator, double glazed window



BEDROOM THREE: (front): 10'5 x 7'0, (3.18m x 2.13m), radiator, double glazed window

LOFT ROOM: 13'7 x 6'8, (4.15m x 2.03m), door to:

LOFT ROOM TWO: 17'8 x 12'2, (5.38m x 3.71m), two Velux windows

EXTERNALLY: south facing, enclosed rear garden with paved patios and raised borders, excellent sized shed/workshop with electric, light and alarm system, gated access out to rear lane. Enclosed front town garden

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.

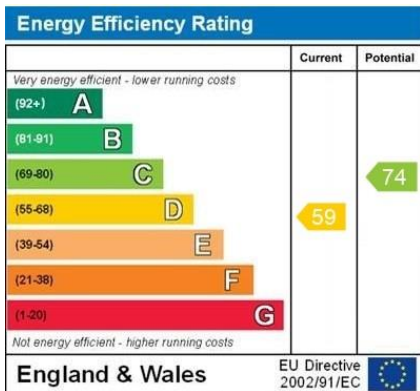
TENURE

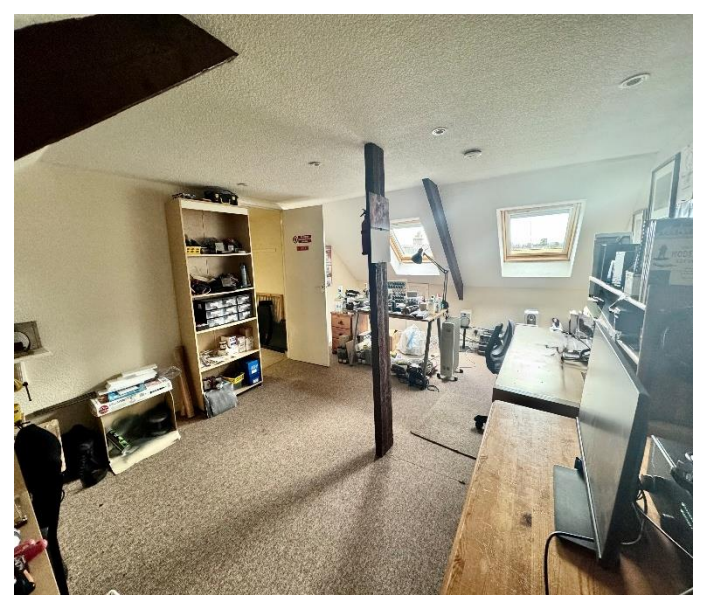
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: D

WB2690.AI.DB.12.03.2025.V.2





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