



### 3 bed semi-detached house to buy in NE29

Sandwich Road, Preston Grange, North Shields, Tyne and Wear, NE29 9HT

# £299,950

🏠 x3 🪑 x1 🚗 x1

Tenure  
**Freehold**

### Property features

- ✓ Three Bedroom Semi Detached
- ✓ Quiet Cul-De-Sac
- ✓ Open Aspect to the Front
- ✓ Spacious Throughout
- ✓ Large Rear Garden

Double Garage parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ Heating supply: Gas

## Description

Pattinson are delighted to welcome to the sales market this spacious three bedroom semi detached house situated in this quiet cul-de-sac with open aspect to the front. Preston Grange is a sought after residential area and has great road, rail links and bus routes to Newcastle City centre and surrounding towns. North Shields has a good array of local amenities and local shops, a short car ride you can make the most of the regenerated Fish Quay and Tynemouth Village both offering a great selection of restaurants and cafes. Highly regarded schooling is nearby and residents will benefit from its proximity to transport links, and nearby shops making it an ideal option for both families and professionals.

Comprising entrance hallway, lounge to the front of the property with large window with open aspect, doors to the dining room, good sized kitchen with a range of wall and floor units, access to the garage, first floor landing with storage cupboard, bedroom 1 double to the front of the property with fitted wardrobes, bedroom 2 double to the rear with fitted cupboard, bathroom with shower, separate wc, bedroom 3 single to the front of the property. Externally there is a driveway to the front of the property with double garage, the rear of the property continues to impress with a fantastic-sized garden, affording homeowners a private outdoor retreat. Don't miss this opportunity to own a fantastic property in a sought-after location. NO UPPER CHAIN!!!! Call us at Pattinson Estate Agents to arrange a viewing.

Council Tax Band: C

Tenure: Freehold

Price: £299,950

Property Type: Semi-detached house

USPs: Garden

Parking: Double Garage

Heating: Gas

## Lounge

4.20m x 4.00m (13'9" x 13'1")

Good sized bright lounge to the front of the property with lovely open view, double glazed window, feature fireplace, radiator, doors to the dining room.



## Dining Room

3.10m x 3.10m (10'2" x 10'2")

Doors leading from the lounge, double glazed window, radiator.



## Kitchen

3.10m x 3.00m (10'2" x 9'10")

Fitted with a range of wall and floor units, double glazed window, radiator, access to the garage.



## Hallway

3.70m x 2.00m (12'1" x 6'6")

Cloakroom, radiator.



## Landing

3.00m x 1.70m (9'10" x 5'6")

Storage cupboard, double glazed window.



## Bedroom 1

4.00m x 3.60m (13'1" x 11'9")

Double bedroom to the front of the property with large double glazed window, fitted wardrobes, radiator.



## Bedroom 2

3.50m x 2.80m (11'5" x 9'2")

Double bedroom to the rear of the property with large double glazed window, radiator, fitted cupboard.



## Bedroom 3

2.60m x 2.60m (8'6" x 8'6")

Single bedroom to the front of the property with large double glazed window, radiator.



## Bathroom

1.70m x 1.60m (5'6" x 5'2")

White suite, wash hand basin, double glazed window, shower, separate wc, tiled walls, radiator.



## Rear



## Garden

Amazing large mature rear garden, the lawn, borders and shrubs.



Approx Gross Internal Area  
124 sq m / 1339 sq ft



Ground Floor  
Approx 77 sq m / 834 sq ft

First Floor  
Approx 47 sq m / 505 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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