

MOVING HOMES



SALES & LETTINGS

## South Preston Grove, North Shields



**\*\*\* SEMI DETACHED HOUSE \*\*\* THREE BEDROOMS \*\*\* TWO RECEPTIONS \*\*\* IMMACULATE PRESENTATION \*\*\* VIEWING IMPERATIVE**

Moving Homes are delighted to welcome to the market for sale this traditional three bedroom semi-detached house situated on the popular South Preston Grove, close to the centre of North Shields with its array of shops, schools and other leisure amenities.

The property, which is warmed by way of gas combi central heating is fully double glazed and briefly comprises - entrance porch, inner hallway, lounge, second reception / kitchen area, landing leading to master bedroom, two additional bedrooms and family bathroom.

Externally there is a courtyard style area with decking area and paving to the rear and a small town garden to the front with low maintenance chippings and paving. This property would make an ideal family home.

To secure your viewing please contact Moving Homes on 0191 2964600 or visit our website [movinghomesuk.com](http://movinghomesuk.com)

EPC Rating D

**£170,000**

## Entrance

Access via a composite door into

## Entrance Porch 4' 6" x 3' 6" (1.37m x 1.07m)

Double glazed windows to both sides, Display shelving to both sides, tiled flooring, wooden door into -



## Inner Hallway 13' 3" x 6' 0" (4.04m x 1.83m)

Stairs to first floor, double glazed frosted window to side, central heating radiator, under stair storage cupboard,

## Additional Image



## Lounge 16' 10" x 9' 10" (5.13m x 2.99m)

Double glazed window to front, decorative coving to ceiling, feature stone effect fireplace with black cast iron inset and living flame effect gas fire set on a granite effect hearth, tv point, telephone / media point, central heating radiator,



## Additional Image



### Additional Image



### Second Reception / Kitchen Area 22' 11" x 9' 10" (6.98m x 2.99m) Widest Points

Double glazed door to rear with half height windows to either side, solid wood flooring, decorative coving to ceiling, central rose ring, tv point, central heating radiator, kitchen area has a range of light coloured wall & floor units, laminate work surface, tiled splash back, plumbing for automatic washing machine, dishwasher and space under bench for fridge & freezer, stainless steel electric oven with four ring gas hob above and extractor above, stainless steel circular sink with matching drainer and mixer tap.



### Additional Image



### Additional Image



### Stairs to First Floor

Double glazed frosted window to half landing, spindles on staircase.



### Master Bedroom 13' 10" x 9' 6" (4.21m x 2.89m)

Double glazed bay window to front, tv point, central heating radiator.



### Additional Image



### Bedroom Two 13' 8" x 9' 10" (4.16m x 2.99m)

Double glazed bay window to rear, tv point, light coloured laminate flooring, central heating radiator.



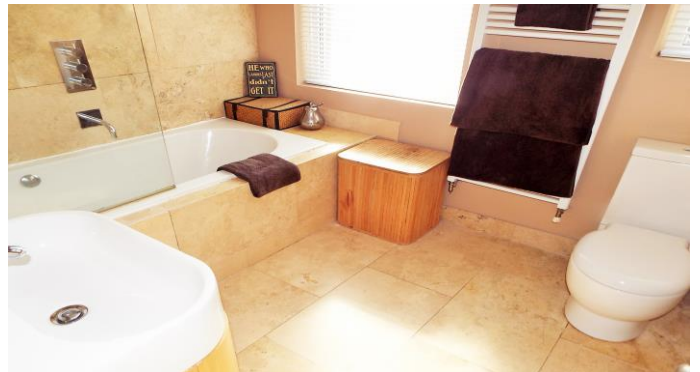
## Additional Image



**Bedroom Three 9' 3" x 6' 9" (2.82m x 2.06m)**  
Double glazed window to front, central heating radiator.



**Family Bathroom 8' 5" x 6' 4" (2.56m x 1.93m)**  
Two double glazed windows to rear, white suite comprising bath with wall mounted mixer tap, shower set into wall over bath, rainforest style showerhead and wall inset controls, wash hand basin set into a light coloured curved vanity unit, top flush back to wall wc, part tiled walls, tiled flooring, ladder style central heating radiator, wall mounted cabinet with mirror front, spots inset to ceiling,



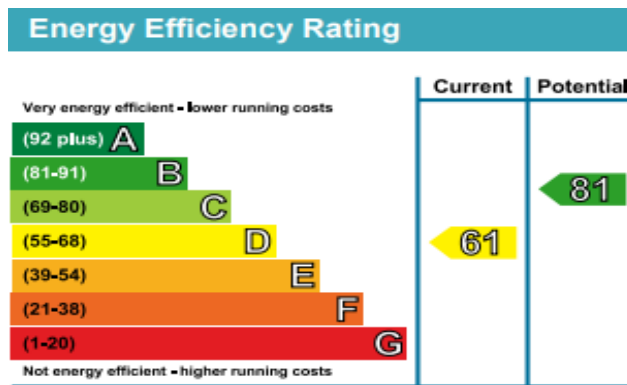
## Externally



# Floor Plan



## Energy Performance Certificate



MONEY LAUNDERING REGULATIONS 2003  
 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.  
 THE PROPERTY MISDESCRIPTIONS ACT 1991  
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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