

# MOVING HOMES

SALES & LETTINGS



Guide Price £400,000 -  
£420,000



# The Wynd, North Shields

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Rare to the market for sale, this spacious four-bedroom detached home on a sought a estate close to Preston Village. With its central location and local amenities including schools, supermarkets, leisure facilities as well as the North East coastline only a short distance away.

Briefly comprising of: - Entrance porch leading into central hallway with access to all ground floor principle rooms, wc and stairs leading to first floor. The living room is to the front of the property, with large bay window and two side windows allowing the light to flood in and gas inset fire with traditional surround. The second reception room is to the rear which opens out into the conservatory with views overlooking a lovely mature garden. The breakfasting kitchen has a wide range of white units, complementing work tops, gas hob, under bench oven and leading to handy utility room with laundry facilities and side access, perfect for a growing family. To the first floor are three well proportioned bedrooms, family bathroom and master bedroom with en-suite. Externally to the front, a driveway with garage and to the rear a lovely enclosed lawned garden with shrubs and borders.

EPC Rating D <https://find-energy-certificate.service.gov.uk/energy-certificate/8621-7229-6230-5244-5992>

Council Tax Band E £2,713.91

Tenure - The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

This property commands an internal inspection to appreciate what it has to offer. To secure a viewing in the first instance please contact Moving Homes on 0191-2964600 or visit our website [movinghomesuk.com](http://movinghomesuk.com).

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.









Tel: 0191 2964600 E: [info@movinghomesuk.com](mailto:info@movinghomesuk.com) [www.movinghomesuk.com](http://www.movinghomesuk.com)  
2A Hawkeys Lane North Shields Tyne & Wear NE29 0JF