



## 4 bed town house to buy in NE29

Newington Drive, Preston Grange, North Shields, Tyne and Wear, NE29 9JA

# £289,950

 x 4  x 2  x 1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Generous home set over three
- ✓ Fantastic location
- ✓ En suite to primary bedroom
- ✓ Gardens to the front and rear
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Welcome to your new spacious family home in North Shields, located in the sought-after area of Preston Grange. This four bedroom terrace property boasts flexible living spaces, making it ideal for families looking for room to grow.

With a south facing garden and off-street parking including a driveway and gardens to the front and rear, this home offers both convenience and outdoor space for children to play and for parents to relax.

The current owner has installed solar panels to the property which will be sold with the property and provide some fantastic energy saving benefits to the home. Additional information on the benefits are available.

The accommodation includes flexible living and can be utilised as a three bedroom home with two reception rooms too. Including Hallway, ground floor w.c, kitchen, living room and conservatory which opens to the garden. The first floor provides two double bedrooms, bathroom and the second floor opens to an additional two double bedrooms, the primary with en suite.

Inside, you will find four double bedrooms, with the master bedroom featuring an en suite bathroom. The property is in very good condition, ready for you to move in and make it your own.

Located near the coast, you can enjoy weekends by the seaside and take advantage of excellent schools and amenities in the area. The nearby town of North Shields offers a variety of shops, cafes, and restaurants for your convenience.

Situated in a desirable location in North Shields, this property offers a convenient lifestyle with easy access to a broad range of local facilities, public transportation, and recreational activities.

Your chance to own a substantial townhouse in a sought-after region of North Shields.

Don't miss out on this opportunity to view your potential dream home. Book your viewing now and make memories in this inviting and spacious property.

Council Tax Band: D

Tenure: Freehold

Price: £289,950

Property Type: Town House

Parking: Off Street

Heating: Gas

## Entrance hallway



## Kitchen



## Cloaks W/C



## Hallway



## Living Room



## Conservatory



## Landing



## Bedroom 1



## Bedroom 2



## Bathroom



## Landing two



## Bedroom 3



## Bedroom 4



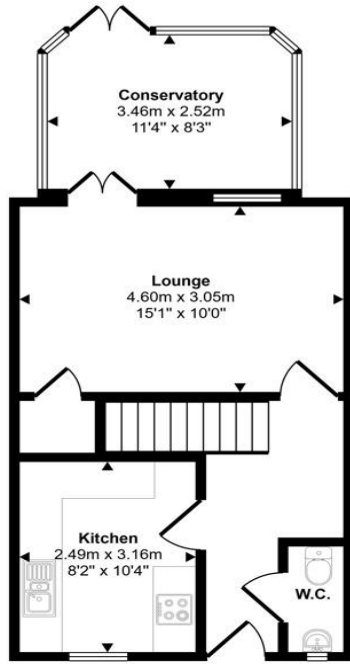
## En suite



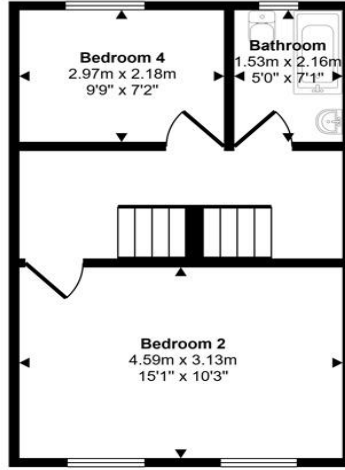
## External



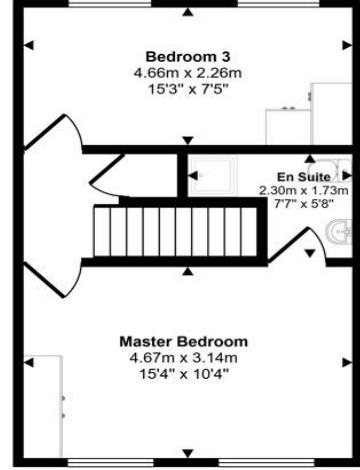
Approx Gross Internal Area  
112 sq m / 1210 sq ft



Ground Floor  
Approx 44 sq m / 470 sq ft



First Floor  
Approx 34 sq m / 367 sq ft



Second Floor  
Approx 35 sq m / 373 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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