FOR SALE

1B PRESTON WOOD, NORTH SHIELDS NE30 3LT
£565,000

4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- IMMACULATELY PRESENTED
- SPACIOUS RECEPTION ROOM
- FABULOUS DINING KITCHEN
- UTILITY ROOM & DOWNSTAIRS WC
- FAMILY BATHROOM & ENSUITE
- OUTDOOR STORAGE BUILDING
- FRONT & SIDE GARDENS WITH DRIVEWAY PARKING
- REAR GARDEN
- NO UPPER CHAIN & EPC RATING B

VIEW PROPERTY

ENTRANCE HALLWAY
11'8 x 11'8

RECEPTION ROOM
19'3 x 13'10

DINING KITCHEN
19'4 x 14'4

UTILITY ROOM
7'6 x 7'2

DOWNSTAIRS WC

LANDING

BEDROOM ONE
13'10 x 12'10

ENSUITE
7'8 x 6'1

WALK IN WARDROBE
6'1 x 5'9

BEDROOM TWO
14'4 x 9'7

BEDROOM THREE
14'5 x 9'4

BEDROOM FOUR
11'7 x 6'2

BATHROOM WC
7'9 x 7'5

OUTDOOR STORAGE BUILDING
7'10 x 6

FRONT & SIDE GARDENS

REAR GARDEN

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1B PRESTON WOOD, NORTH SHIELDS NE30 3LT

Embleys are delighted to be instructed in the sale of this superb, new build, detached house built in 2024 and perfectly located in a sought after residential area. It boasts a wealth of contemporary features, has no upper chain and is ideal for a family.

With over 1500 square feet of accommodation set over two floors, this rare to the market and immaculately presented property consists of a spacious entrance hallway with stairs up to the first floor, understairs storage cupboard and doors to the reception room, dining kitchen and downstairs WC. The generously sized reception room is light and airy with doors to the rear garden. The fabulous and contemporary dining kitchen easily accommodate a family dining table and benefits from an impressive range of units with Quartz worktops, a range cooker and integrated appliances including chimney hood, fridge freezer, dishwasher and winecooler. There is also a utility room with units and Quartz worktops, and a downstairs WC with vanity wash basin. To the first floor there are three spacious bedrooms, the main bedroom includes a walk in wardrobe and ensuite with walk in rainfall shower, vanity washbasin and WC, a fourth smaller bedroom and a family bathroom benefitting from a bath with shower over, vanity wash basin and WC. Externally there is an outdoor storage building, front and side gardens with lawn, tree, mature shrubs and driveway parking for multiple cars and rear garden with lawn, patios and an Oak Gazebo with slate roof.

The amazing condition, superb layout and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and the diverse scenery makes it attractive to retired couples, young couples and families

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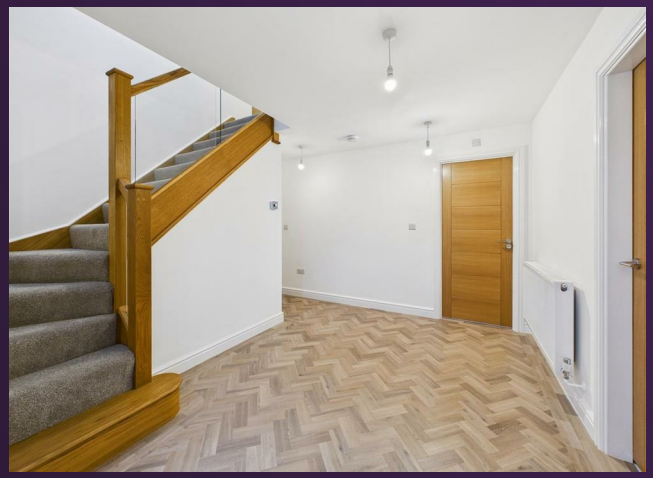

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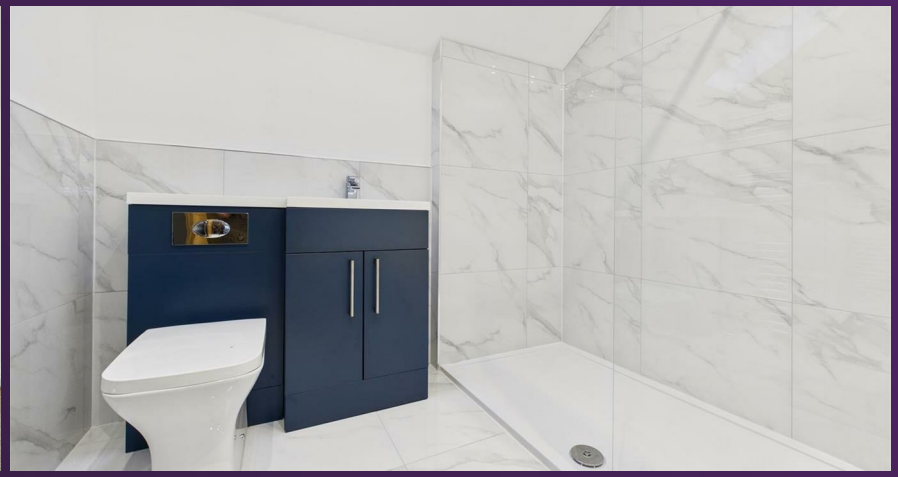

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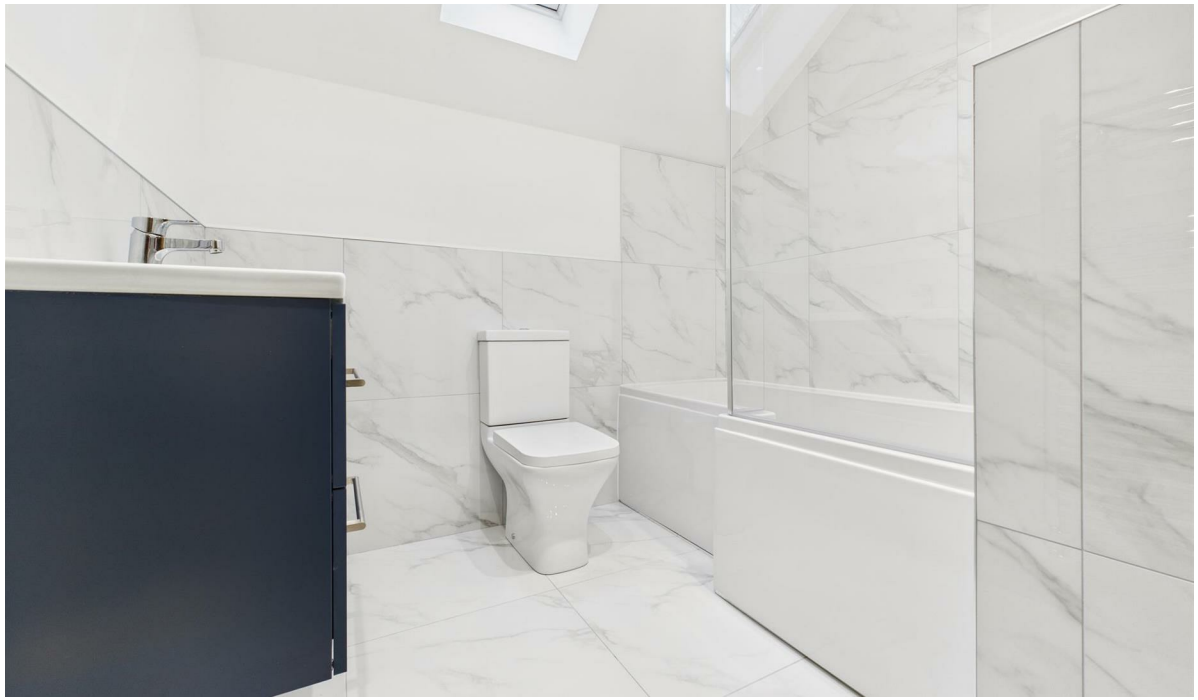

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FLOORPLAN

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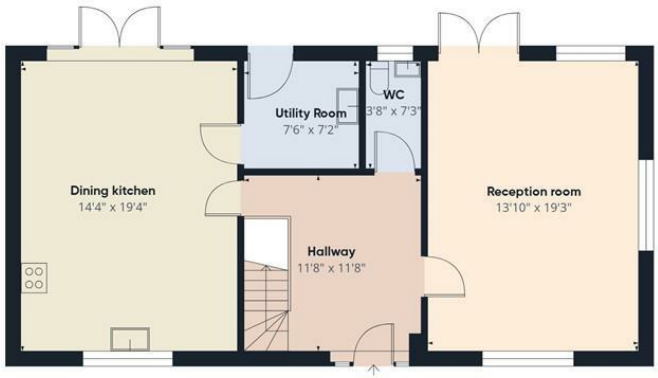

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

1566 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY

THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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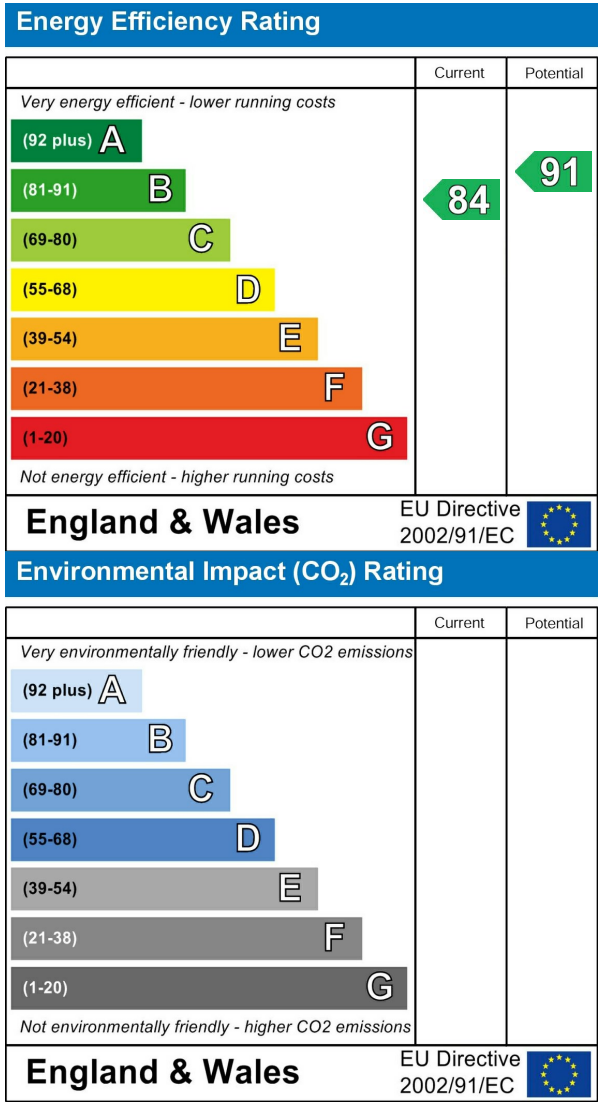
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