





3



1



2

- Sought After Location
- Three Bedrooms
- Allocated Parking
- Council Tax Band *B*
- Call For More Information
- Ground Floor Apartment
- Two Bathrooms
- Ample Storage Throughout
- Viewing Recommended





Forming part of this purpose-built development, the opportunity to acquire this well-presented ground floor apartment is now available. This accommodation will appeal to a number of buyers including the first-time buyer or those looking to downsize.

The accommodation is accessed via a communal entrance and briefly comprises: - entrance lobby and hallway with storage, generous sized lounge, modern well-appointed kitchen, three bedrooms, the main with fitted wardrobes and an en suite and one with French doors opening to a patio. There is a modern bathroom/w.c. with shower over the bath. Further benefits include gas central heating and double glazing.

Externally there are communal gardens and there is also an allocated parking position.

Preston Grange is a well-regarded residential estate with easy access to a wide range of amenities. You are a stone's throw away from Morrisons supermarket and local schools are also within walking distance. This part of North Shields is extremely favourable and offers the buyer a superb lifestyle choice; some of the most delightful beaches in the UK are within easy reach. Public travel links are within proximity and the area is serviced with the Metro which will have you into the city centre in around twenty minutes.

For more information and to book a viewing please call our Coastal branch on 0191 257 2000.

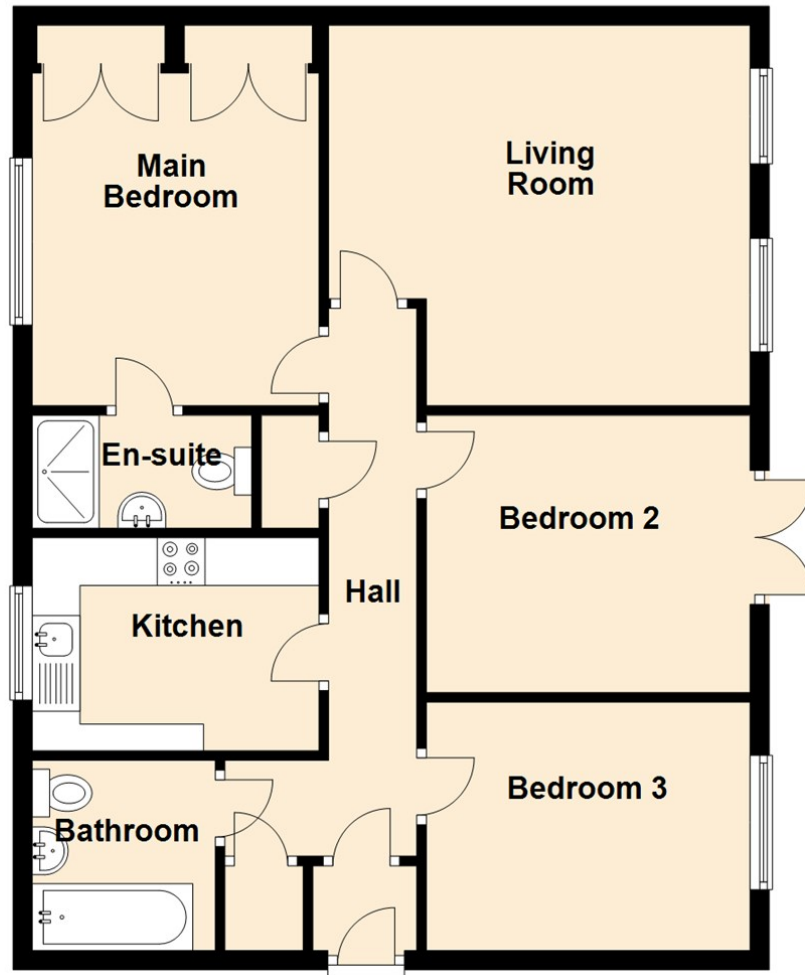
Tenure

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

Council Tax band *B*.



Ground Floor



The difference between house and home

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Living Room 13'0" x 14'5" (3.98 x 4.41)

Kitchen 7'3" x 9'10" (2.23 x 3.00)

Main Bedroom 12'5" x 9'10" (3.80 x 3.00)

Bedroom Two 9'6" x 11'1" (2.90 x 3.39)

Bedroom Three 8'6" x 11'1" (2.60 x 3.39)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Gosforth

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Newcastle

0191 284 4050

High Heaton

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Tynemouth

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Low Fell

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