







- Sought After Location
- Four Bedrooms
- Close to the Beach
- Council Tax Band \*D\*
- Call For More Information
- Extended Family Home
- Driveway and Garage
- Fantastic Amenities Nearby
- Viewing Recommended
- Video Tour Available







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/Abb0i73E1fg> \*\***

This stunning, four-bedroom, semi-detached, family home is positioned on a highly regarded street in Preston Grange.

The extended property is a real credit to the current owners and briefly comprises to the ground floor: - entrance lobby, hallway, spacious lounge with a feature wood-burning stove, dining room with sliding door to the conservatory, a fantastic kitchen with fitted units, integrated appliances with feature exposed brickwork and beam, and a handy utility room with a w/c along with access to both the garage and rear garden. To the first floor there are four good-sized bedrooms, the main with fitted wardrobes and there is a larger style bathroom, with a four-piece suite including a free-standing bathtub. The property further benefits from gas central heating and double glazing.

Externally there is a paved driveway to the front leading to the integral garage and there is also a beautiful, rear garden with a generous patio area, artificial lawn, decked area and raised planter. There is also an open green aspect to the front of the property.

The central location provides access to a wide variety of local amenities, including cafes, bars, and restaurants. Long Sands Beach and King Edwards Bay are only a short drive away. The A1058 Coast Road is close by, so you have a direct route towards Newcastle City Centre and for the growing family, the property is well positioned for access to very well-regarded schools

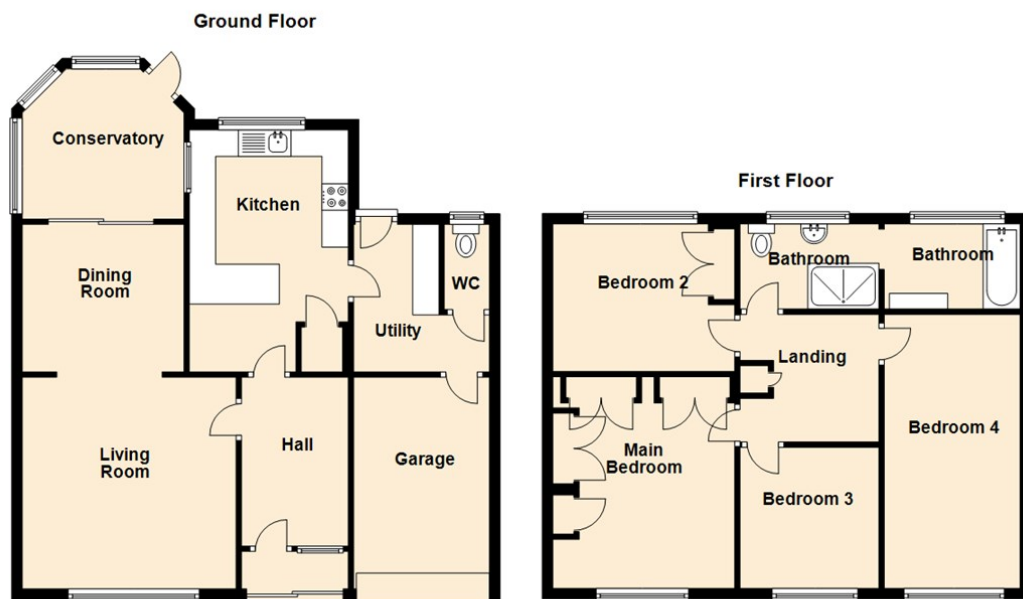
For more information on this stunning home and to book a viewing please call our Coastal team on 0191 257 2000.

#### Tenure

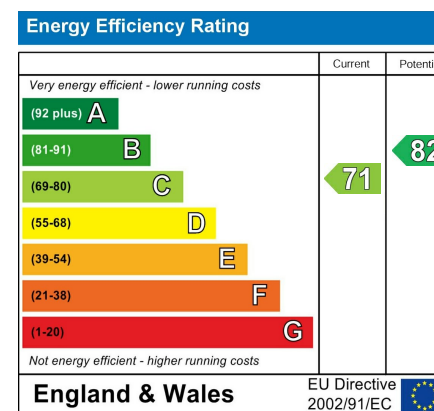
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band \*D\*.





Living Room 13'2" x 13'3" (4.02 x 4.06)  
 Dining Room 9'2" x 10'0" (2.80 x 3.07)  
 Kitchen 17'7" x 9'10" (5.38 x 3.02)  
 Main Bedroom 13'2" x 11'3" (4.02 x 3.45)  
 Bedroom Two 9'2" x 11'3" (2.80 x 3.45)  
 Bedroom Three 8'3" x 8'7" (2.52 x 2.64)  
 Bedroom Four 17'0" x 8'5" (5.20 x 2.58)



## The difference between house and home

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