





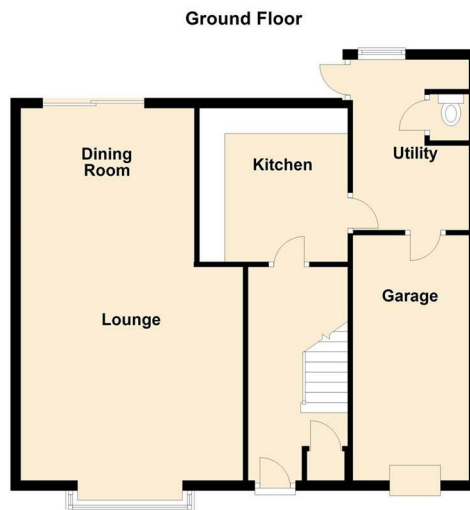
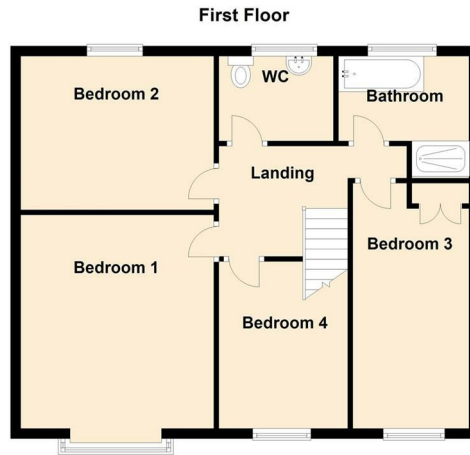
- Four Bedrooms
- Extended Property
- Separate WC
- Well Presented
- Bright and Airy
- Popular Location
- Close To Local Amenities
- Transport Links Nearby





Set in a westerly facing garden and sold with No Onward Chain this spacious well presented four bedroom extended semi detached property is an ideal family home. Situated in a quiet street in the ever popular Preston Grange, the property is close to local amenities and excellent schooling. The accommodation comprises:- To the ground floor:- Entrance hallway, spacious lounge through to dining room with patio doors leading out to the rear enclosed garden, fully fitted kitchen with integrated appliances, utility room and downstairs WC. To the first floor there is a spacious master bedroom with fitted wardrobes and three further double bedrooms, separate WC and family bathroom. The property benefits from gas central heating and double glazing. Externally there are gardens to the rear with lawn and paved patio and the front there is a small shrub area and a double driveway leading to an integral garage ( this is a fully usable garage but would require change to door entrance ). Early viewings is highly recommended. For more information and to book your viewing please call our Tynemouth sales team.





## The difference between house and home

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Lounge 13'9" x 14'4" (4.20 x 4.38)

Dining Room 9'10" x 11'4" (3.02 x 3.46)

Kitchen 9'9" x 10'0" (2.99 x 3.06)

Utility Room 7'5" x 10'10" (2.27 x 3.31)

Master Bedroom 14'3" x 12'7" (4.36 x 3.84)

Bedroom Two 12'7" x 9'11" (3.84 x 3.03)

Bedroom Three 15'4" x 7'5" (4.68 x 2.27)

Bedroom Four 10'9" x 8'2" (3.30 x 2.49)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	64	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	58	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Gosforth	0191 236 2070
Newcastle	0191 284 4050
Forest Hall	0191 605 3134
High Heaton	0191 270 1122
Low Fell	0191 487 0800
Tynemouth	0191 257 2000
Whitley Bay	0191 251 3000
Property Management Centre	0191 236 2680



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