



Trading Places



## 63 Malvern Road Preston Grange, North Shields, NE29 9HH

\*\*\*SEMI DETACHED FAMILY HOME\*\* THREE BEDROOMS\*\* OPEN THROUGH LOUNGE AND DINING ROOM\*\*FITTED KITCHEN\*\*UTILITY ROOM\*\* MODERN SHOWER ROOM/WC\*\*GARAGE AND DRIVE\*\* FRONT AND REAR GARDENS\*\*\*POPULAR RESIDENTIAL ESTATE\*\*

Trading Places welcome to the market for sale this lovely modern three bedroom semi detached house located on a popular residential estate of North Shields on Preston Grange Malvern Road. Situated conveniently close to local shopping facilities, amenities and having easy access to transport links as well as in catchment for popular schools. The property is immaculately presented and has been well maintained by the current owner offering spacious accommodation. Benefiting from double glazing, gas central heating and briefly comprising of: Entrance hallway, lounge through dining room with patio doors to the rear leading out to the rear garden, fitted modern kitchen and utility room. To the first floor there are three bedrooms master with built in wardrobes and a contemporary style shower room/WC. Externally there are front and rear gardens and there is an attached single garage and drive providing off street parking. EPC Rating to Follow. Freehold.

**£239,950**

# 63 Malvern Road

Preston Grange, North Shields, NE29 9HH



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE AND DINING ROOM
- FITTED KITCHEN
- UTILITY ROOM
- SHOWER ROOM/WC
- FRONT AND REAR GARDENS
- GARAGE AND DRIVE
- POPULAR RESIDENTIAL ESTATE
- VIEWING ESSENTIAL

## Entrance hallway

Double glazed panel door, double glazed frosted windows to sides, radiator, laminate flooring, stairs to first floor, under stairs storage cupboard and doors off to:

## Lounge

**12'11" x 11'2" (3.94 x 3.41)**

Double glazed window to the front, chimney breast and alcoves, wall lights, coving to ceiling, laminate flooring, radiator and open through to:

## Dining Room

**10'0" x 10'3" (3.05 x 3.13)**

Double glazed patio doors to the rear, radiator and laminate flooring

## Kitchen

**9'11" x 7'0" (3.03 x 2.15)**

Fitted with a range of maple wood wall and base units with contrasting roll top work surfaces, single sink and drainer, double glazed window to the rear, gas cooker point

with extractor over, radiator, laminate flooring and door to utility.

## utility room

**8'1" x 5'9" (2.48 x 1.76)**

Double glazed window and door to the rear, plumbed for washing machine and tumble dryer and door to garage.

## First floor landing

Double glazed window to the side, loft access, built in storage cupboard housing the central heating boiler, laminate flooring and doors off to:

## Bedroom one

**11'1" x 12'8" (3.40 x 3.87)**

double glazed window to the front, built in wardrobes, radiator and laminate flooring.

## Bedroom two

**8'11" x 11'5" (2.74 x 3.50)**

Double glazed window to the rear, built in storage cupboard, laminate flooring, and radiator.

## Bedroom three

**8'9" x 6'8" (2.68 x 2.04)**

Double glazed window to the front, radiator and laminate flooring.

## Bathroom/WC

**1.79 x 1.60**

Double glazed frosted windows to the rear, walk in double shower with glass screen, vanity wash hand basin, enclosed cistern WC, panelled walls, panelled ceiling, heated towel rail and laminate flooring.

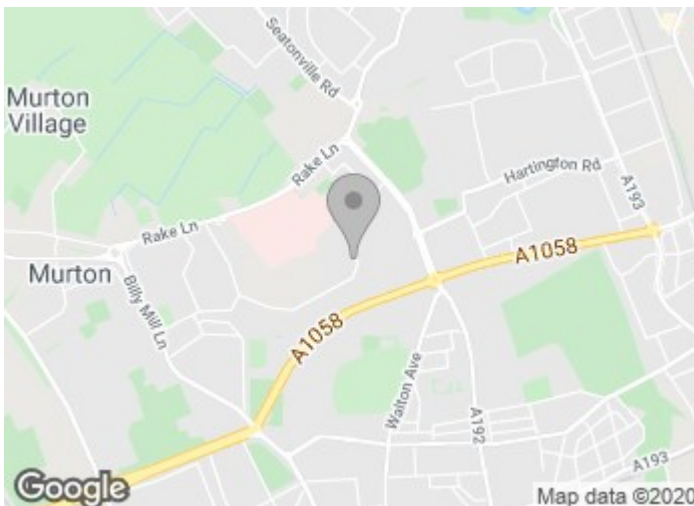
## External

Rear Garden:- Fenced to sides and rear, laid to lawn with planting and shrub borders, patio area.

Front Garden:- Gravelled with plants.

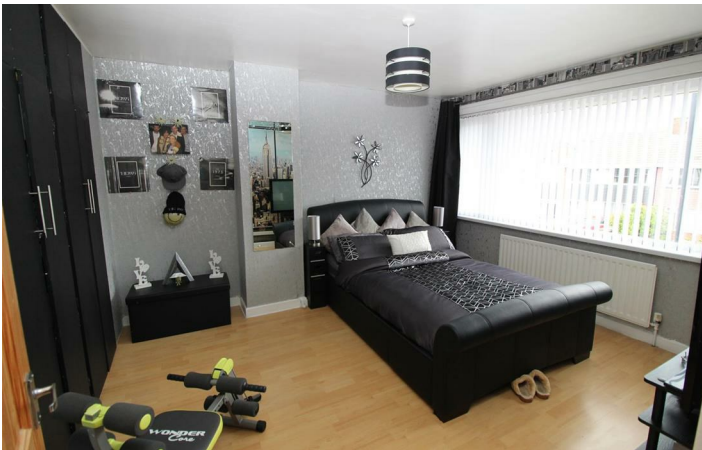
## Garage and Drive

Attached single garage with up and over garage door, block paved drive providing off street parking.



## Directions





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