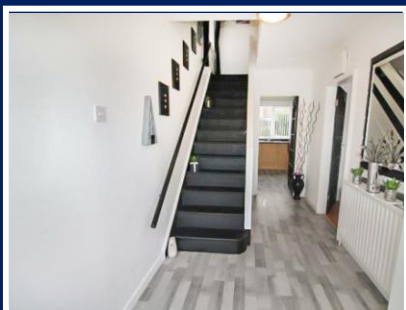




Malvern Road, North Shields  
£239,950



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## Malvern Road, North Shields

Lennon properties are delighted to welcome to the market this very well presented three bedroom semi detached located on a popular residential estate of Preston Grange in North Shields. The property benefits from gas central heating and double glazing and it is within walking distance of St Thomas More RC Academy. The accommodation comprises entrance, lounge through dining room, kitchen and utility room. To the first floor there are three bedroom and family bathroom/wc. Externally to the front of the property there is a garden and driveway leading to the garage and to the rear a delightful enclosed garden. Internal viewing is highly recommended .



## ENTRANCE HALL

Via double glazed door, radiator, laminate wood flooring, understairs storage, stairs to first floor landing.

## LOUNGE

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

Feature chimney breast, 2 x alcoves, radiator, laminate wood flooring, double glazed window to the front.

## DINING ROOM

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

radiator, laminate wood flooring, double glazed patio doors to the rear.

## KITCHEN

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

Fitted with a range of wall and base units to round edged work tops, single sink and drainer unit, gas cooker point with extractor over, radiator, double glazed window to rear.

## UTILITY ROOM

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

Double glazed window, plumber for washing machine and tumble dryer.

## LANDING

Loft access, double glazed window.

## BEDROOM ONE

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

Built in wardrobes, radiator, double glazed window.

## BEDROOM TWO

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

Built in storage cupboard, radiator, double glazed window.

## BEDROOM THREE

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

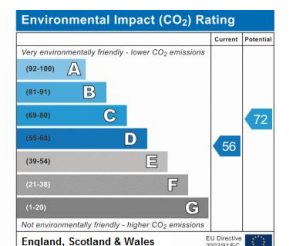
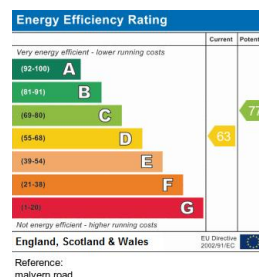
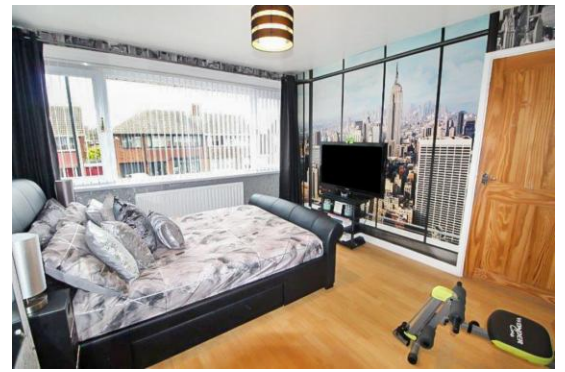
Radiator, double glazed window.

## BATHROOM

Three piece suite comprising low level wc, vanity wash hand basin, walk in double shower with glass screen, panelled walls and ceiling, double glazed window

## EXTERNALLY

To the front of the property there is a driveway leading to garage and to the rear a delightful enclosed garden





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off / disconnected or drained services or appliances - All measurements are approximate. MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.