



ASKING PRICE

**£475,000**

**Preston Avenue**

North Shields, NE30 2BN

Fresh Property Centre are pleased to present this charming three storey period house nestled on the sought-after Preston Avenue, North Shields.

The home offers modern living while maintaining many period features. As you enter, you are greeted by a large hallway which leads you to two inviting reception rooms. The lounge provides a warm and welcoming atmosphere, ideal for relaxation, while the dining room, complete with bi-fold doors, seamlessly connects to the outdoor space, perfect for entertaining guests or enjoying family meals. The modern kitchen is well-equipped, making it a joy to prepare meals.

With five spacious bedrooms, this property is perfect for families seeking both comfort and style. The property boasts a contemporary four-piece family bathroom, ensuring convenience for all. Additionally, a downstairs WC adds to the practicality of this lovely home.

Outside, the front town garden offers a pleasant view, while the rear yard provides a tranquil space for outdoor activities or simply unwinding after a long day.

5



1



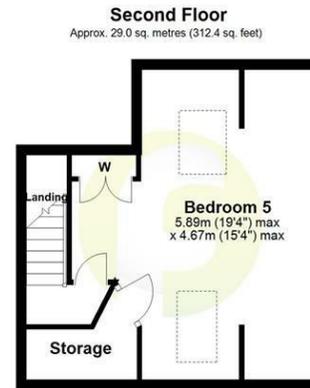
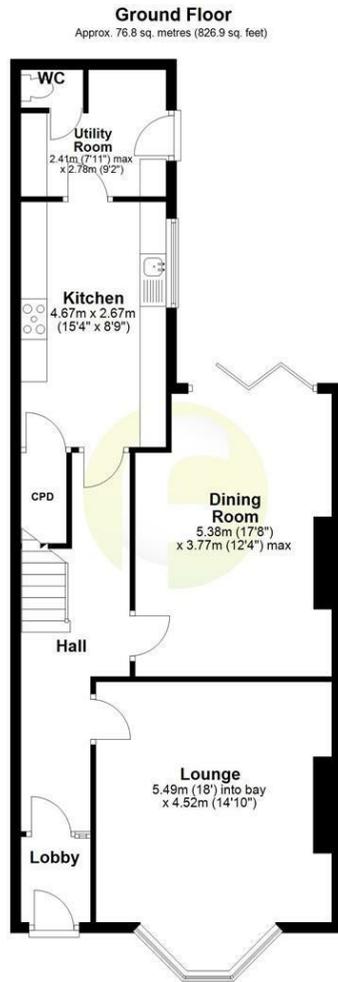
2











Total area: approx. 176.1 sq. metres (1895.2 sq. feet)

**LOCAL AUTHORITY**  
North Tyneside Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

63 Church Way  
North Shields  
Tyne & Wear  
NE29 0AE

**OFFICE DETAILS**

0191 257 6823  
hello@fresh.property  
www.freshpropertycentre.co.uk