

# SIGNATURE

## NORTH EAST

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 Milldene Avenue, Tyne And Wear NE30 2PS



# Milldene Avenue, Tyne And Wear NE30 2PS

## Offers In The Region Of £535,000

Signature North East proudly presents this stunning three-bedroom, semi-detached property, ideally located in the highly desirable area of Tynemouth. Offering spacious rooms and situated within a quiet residential area, the home is only a short distance from the beautiful coastline. With excellent public transport links including Tynemouth Metro station and various bus routes, this property provides easy access to Newcastle and the surrounding areas. It's an ideal family home with prestigious schools such as King Edward Primary and Kings Priory nearby.

Upon entering the property, you are welcomed by a large porch that leads to the central hallway, with an elegant stained glass window. The first door on the right opens to a generous dining room, which features a bright and airy atmosphere thanks to a large bow window and newly installed double glazing featuring original stained glass. A beautiful fireplace is positioned at the centre of this room, creating a cosy and inviting space. Adjacent to the dining room is the living room, also centred around a large fireplace. Newly installed double-glazed French windows, again featuring original stained glass, open to the rear garden, allowing plenty of natural light to fill the room. The kitchen boasts ample space for a dining table and includes a handy breakfast bar, as well as space for appliances such as the washing machine and dishwasher. From the kitchen, there is direct access to the garage and the mature rear garden.

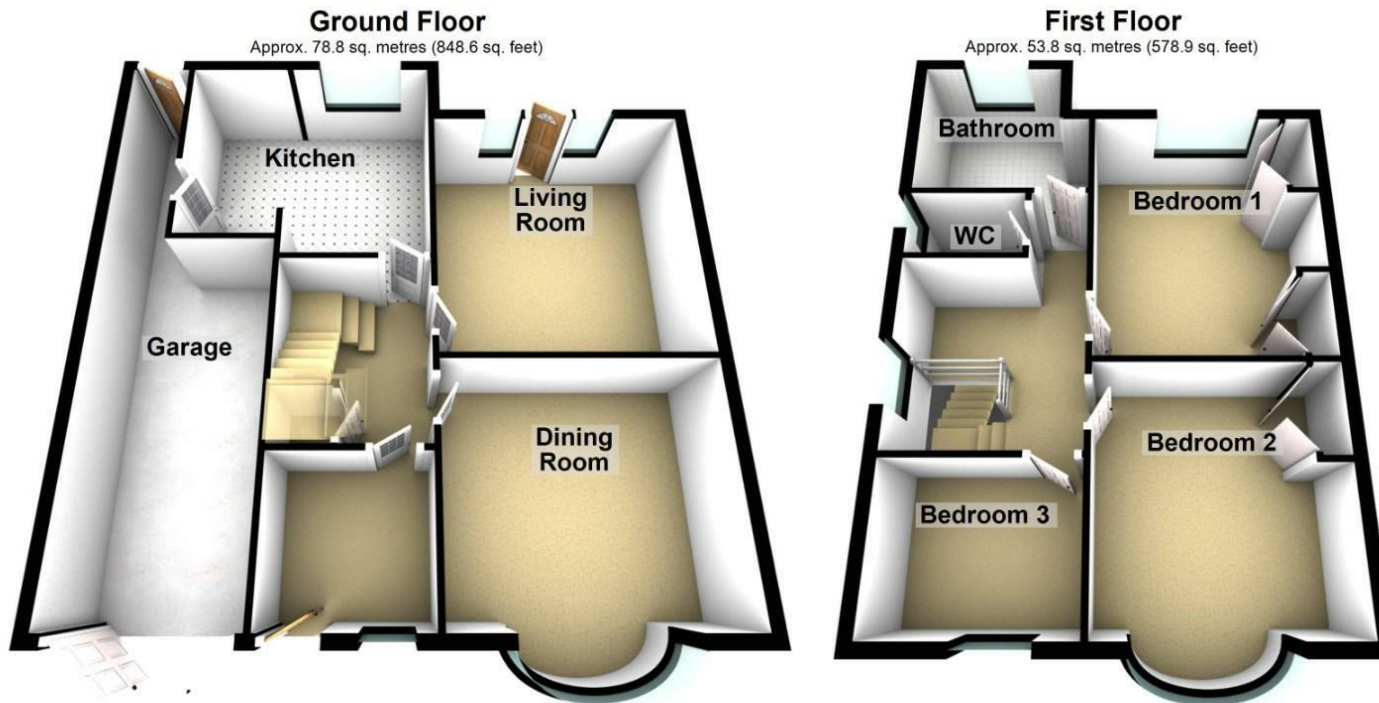
Moving upstairs, the first floor comprises three generously sized bedrooms, all capable of fitting double beds and additional furnishings. Bedrooms one and two are equipped with fitted wardrobes, while the second bedroom benefits from a large bow window that enhances the room's brightness. Completing this level is the family bathroom, which includes a bathtub, hand basin, and a separate W.C.

Externally, the property offers a large rear garden with outhouses, mainly laid to lawn with a patio area, perfect for outdoor furniture and entertaining. At the front, there is a driveway that provides parking for one vehicle, a mature garden and access to a single garage.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 132.6 sq. metres (1427.5 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
13'9" x 13'2"

Dining Room  
13'2" x 11'11"

Kitchen  
12'9" x 11'10"

Bedroom One  
13'9" x 11'7"

Bedroom Two  
11'11" x 11'7"

Bedroom Three  
9'1" x 7'5"

Bathroom  
9'1" x 7'10"

WC  
5'10" x 3'5"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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









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