


# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Kingswood Court, Tynemouth NE30 4DH

# Kingswood Court, Tynemouth NE30 4DH

**Asking Price**  
**£460,000**

Signature North East welcomes you to Kingswood Court, Tynemouth—a stunning four-bedroom townhouse in the heart of Tynemouth. Ideally located just a short distance from Tynemouth Station, this home is perfect for families and professionals who commute, with excellent road networks providing easy access to surrounding towns. Spanning three levels within a private court, the property benefits from its proximity to highly regarded schools, parks, and green spaces, while also offering the added advantage of being near the Northumberland coast. With King Edward's Bay Beach and Tynemouth Priory just moments away, this home presents a fantastic lifestyle opportunity.

As you step inside, the ground floor welcomes you with an ample hallway leading to a versatile bedroom, perfect for guests or a home office. This level also features a shower room, making it an ideal space for a growing family or for added privacy. Additionally, a utility room offers direct access to the rear yard enhancing convenience.

On the first floor, you'll find the main living areas. The spacious and bright living room is perfect for spending time with loved ones, featuring two large windows and a Juliet balcony that allow plenty of natural light to flood the space. A distinctive curved glass wall adds character while allowing light to filter into the hallway. Adjacent to the living room, the open-plan kitchen and dining area is perfect for entertaining. The dedicated dining space is ideal for both formal and informal meals, seamlessly connecting to the well-equipped kitchen, which boasts an array of wall and base units.

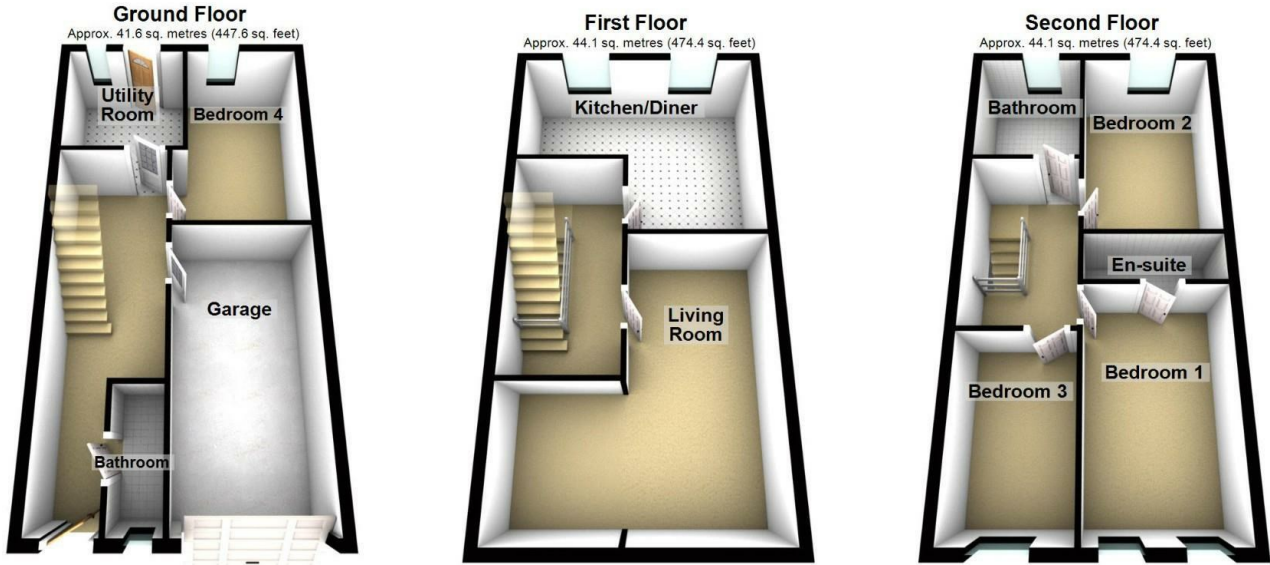
The third floor features two spacious double bedrooms and a cosy single bedroom. The principal bedroom benefits from an en-suite shower room and ample natural light from two windows. The floor is completed by a stylish family bathroom, featuring a bathtub with an overhead shower.

Outside, the rear yard boasts a decked area, ideal for outdoor furniture and enjoying the fresh air. The property also benefits from two dedicated parking spaces directly outside the house, a garage, an electric vehicle charging point, and additional visitor parking in the communal area.



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

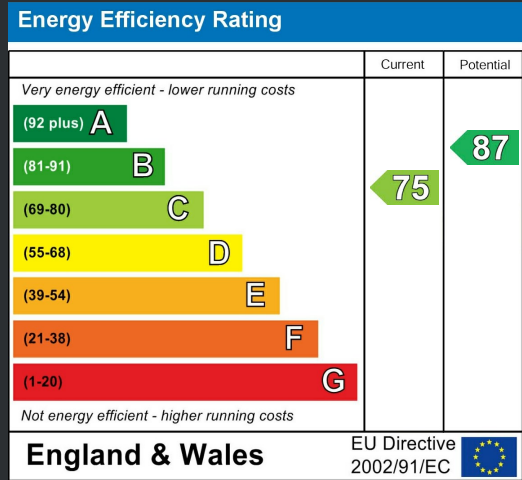
# PROPERTY FLOORPLAN



Total area: approx. 129.7 sq. metres (1396.3 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:

- GUEST ROOM  
12'8" x 8'7"
- UTILITY ROOM  
8'5" x 6'8"
- WC
- LIVING ROOM  
16'3" x 15'9"
- KITCHEN  
15'7" x 13'0"
- BEDROOM ONE  
13'5" x 12'0"
- EN-SUITE  
8'9" x 3'3"
- BEDROOM TWO  
12'9" x 8'2"
- BEDROOM THREE  
9'11" x 6'8"
- BATHROOM  
7'0" x 6'4"
- GARAGE







More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allAgents.co.uk)



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allAgents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News