

# SIGNATURE

## NORTH EAST

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Kingswood Court, Tynemouth NE30 4DH

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**Offers Over £445,000**

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.

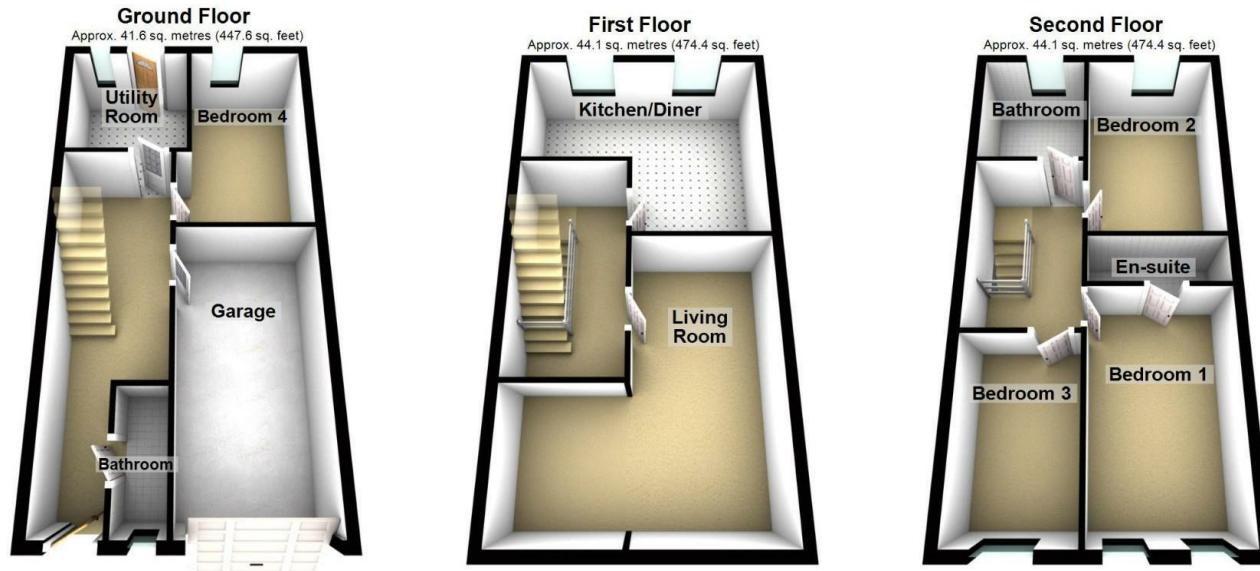
On the first floor, you'll find the main living areas. The spacious and bright living room is perfect for spending time with loved ones, featuring two large windows and a Juliet balcony that allow plenty of natural light to flood the space. A distinctive curved glass wall adds character while allowing 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.



# 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"

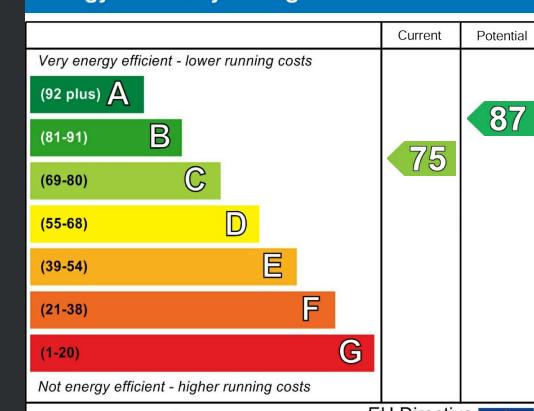
BEDROOM TWO  
12'9" x 8'2"

BEDROOM THREE  
9'11" x 6'8"

BATHROOM  
7'0" x 6'4"

GARAGE

## Energy Efficiency Rating



England & Wales

EU Directive  
2002/91/EC





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