

FOR
SALE

3 MILLFIELD GARDENS, TYNEMOUTH NE30 2PX
£625,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED PROPERTY
- HIGHLY SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN DINER
- UTILITY ROOM AND DOWNSTAIRS WC
- BATHROOM WC AND SHOWER ROOM WC
- ATTACHED GARAGE AND FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
15'7 x 12'11

RECEPTION ROOM
12'11 x 12'6

KITCHEN DINER
17'4 x 14'6 and 13'0 x 6'10

UTILITY ROOM
6'7 x 6'6

DOWNSTAIRS WC

BEDROOM
16'3 x 11'2

BEDROOM
12'10 x 9'2

BEDROOM
11'0 x 7'6

BEDROOM
10'3 x 8'1

BATHROOM WC
10'4 x 7'7

SHOWER ROOM WC
7'6 x 6'0

GARAGE

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this beautifully presented semi detached house, which is perfectly located in a highly sought after coastal location. It boasts an array of contemporary features combined with period charm and is ideal for a family.

With over 1500 square foot of accommodation set over two floors, this four bedroom property consists of a vestibule, welcoming entrance hallway, leading to two reception rooms with feature fireplaces and a fabulous open plan kitchen diner. The kitchen benefits from under floor heating, a range of solid wood units with granite worktops, range oven, five ring hob and integrated appliances including fridge freezer and dishwasher. There is also a utility room and downstairs WC with pedestal wash basin and WC also with underfloor heating. To the first floor there is a split level landing leading to four bedrooms, a beautiful family bathroom with free standing bath, walk in shower, pedestal wash basin, low level WC, There is a separate shower room with modern walk in shower, vanity washbasin and low level WC. Externally the property benefits from an attached garage, front garden with driveway parking and a south facing rear garden.

The amazing condition, generous size and fabulous location of this property makes for an exciting and rare opportunity which can only be truly appreciated by a visit.

Tynemouth is an historic town which beautifully balances the traditional with the modern to stay one of the most popular destinations in the North East. It is perfectly situated and perfectly sized to be vibrant and exciting, while also being intimate and community driven. Tynemouth has stunning history, exceptional public transport systems, great schools, shops which are both high street and boutique, and fabulous bars and restaurants. The area attracts a diverse demographic which allows it to maintain its wide appeal.

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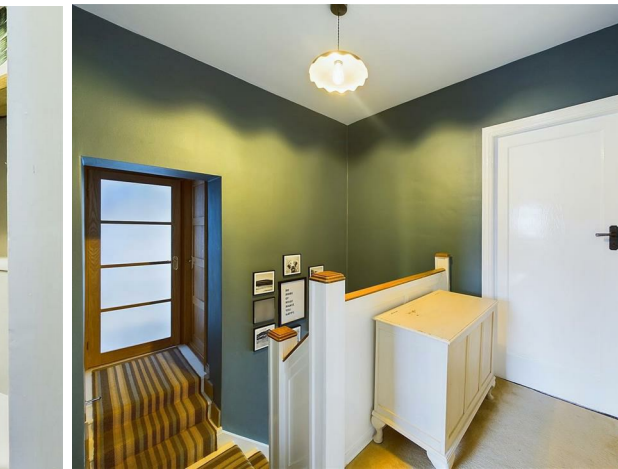
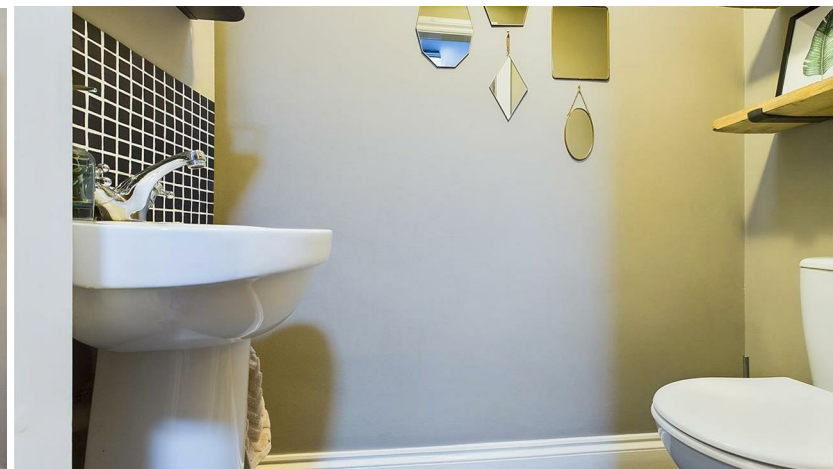
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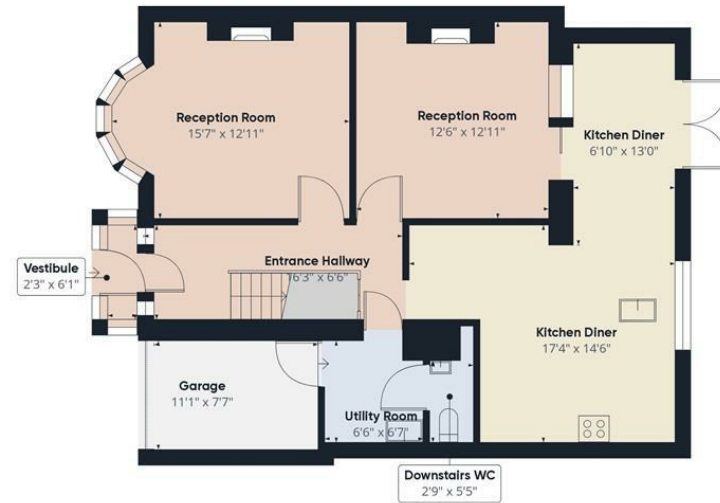
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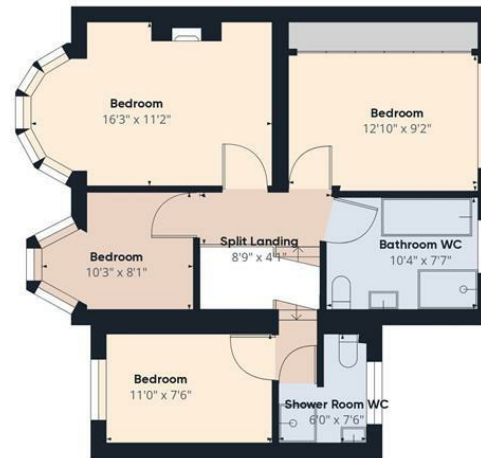


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Floor 0



Floor 1

Approximate total area^m
1546.44 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

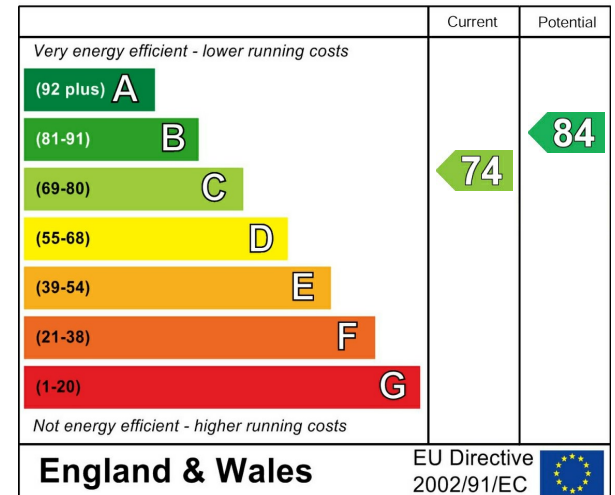


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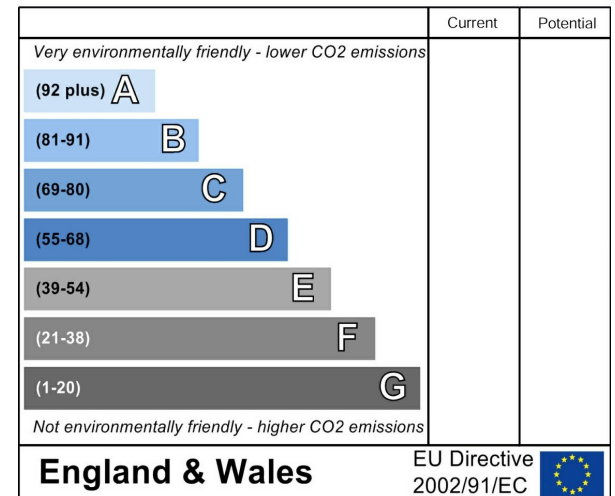
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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