

FOR
SALE

98 KENNERSDENE, TYNEMOUTH NE30 2NW
£650,000



4 BEDROOM HOUSE - SEMI-DETACHED

- BEAUTIFUL FOUR BEDROOM SEMI DETACHED HOUSE
- VIEWS OVER TYNEMOUTH PARK
- SPACIOUS RECEPTION ROOM
- FABULOUS KITCHEN DINER
- GARDEN ROOM
- BATHROOM WC & ENSUITE BATHROOM WC
- ATTACHED GARAGE
- FRONT AND REAR GARDENS
- EPC RATING C

VIEW PROPERTY

ENTRANCE HALLWAY

RECEPTION ROOM
13'2" x 11'4"

KITCHEN DINER
32'11" x 10'7"

GARDEN ROOM
15'1" x 9'3"

LANDING

BEDROOM ONE
13'1" x 11'1"

BEDROOM TWO
11'3" x 10'9"

BEDROOM THREE
9'5" x 7'3"

BEDROOM FOUR
16'7" x 10'9"

ENSUITE BATHROOM WC
10'1" x 5'4"

BATHROOM WC
9'5" x 5'6"

GARAGE
11'2" x 10'11"

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this beautiful, immaculately presented semi detached house, which is perfectly located in a highly sought after coastal location. It boasts an array of contemporary features combined with views over the boating lake and Tynemouth Park, with partial elevated sea views and is ideal for a family.

With over 1500 square foot of accommodation set over two floors, this four bedroom property consists of a welcoming entrance hallway, leading to a spacious reception room with feature fireplace and a fabulous open plan kitchen diner. The kitchen benefits from a range of high gloss units with contrasting worktops, and an island providing further storage. Integrated appliances include dishwasher, washing machine and microwave and there is space for a range oven and American style fridge freezer. The kitchen leads to garage and double glazed garden room providing access to rear garden. To the first floor there is a landing leading to four bedrooms, one of which has an ensuite with bath, walk in rainfall shower, pedestal wash basin and integrated WC. There is a contemporary family bathroom with walk in double rainfall shower, pedestal wash basin, integrated WC. Externally the property benefits from an attached garage, front garden with driveway parking and a substantial, secluded rear garden.

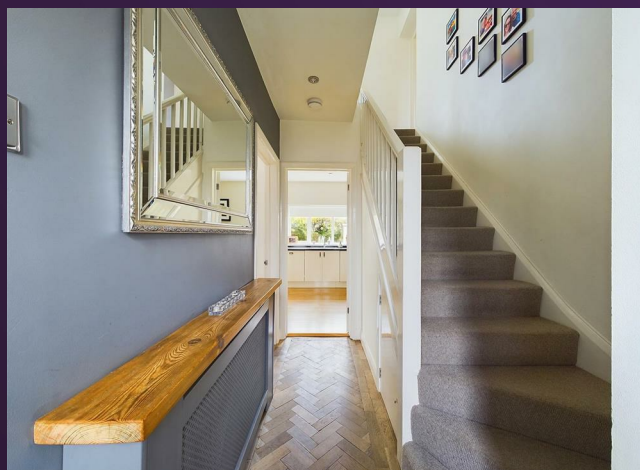
The superb layout, generous size and fabulous location of this property makes for an exciting and rare opportunity which can only be truly appreciated by a visit.

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.

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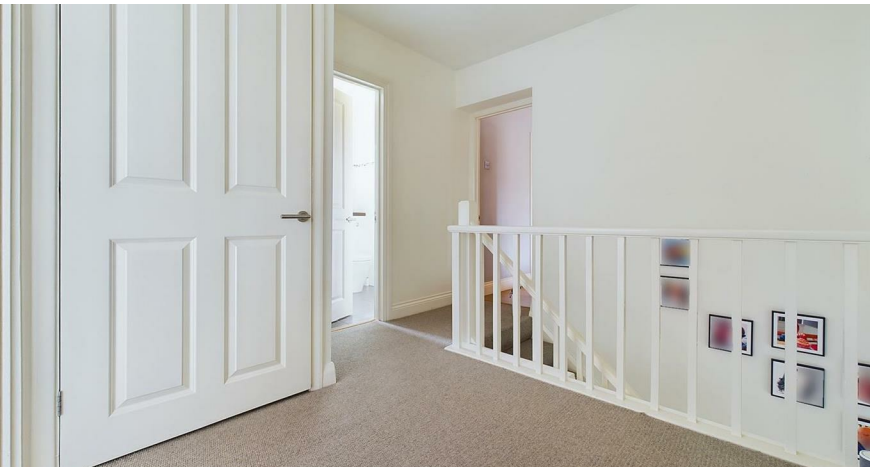
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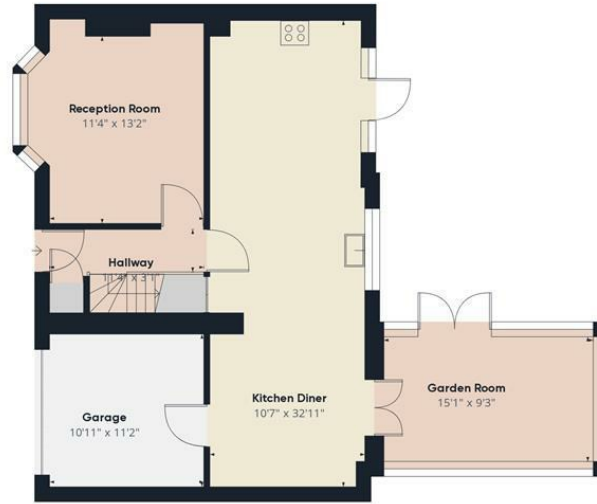
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Floor 0



Floor 1

Approximate total area^m
1577.77 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.

GIRAFFE360

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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.

[VIEW PROPERTY](#)

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.

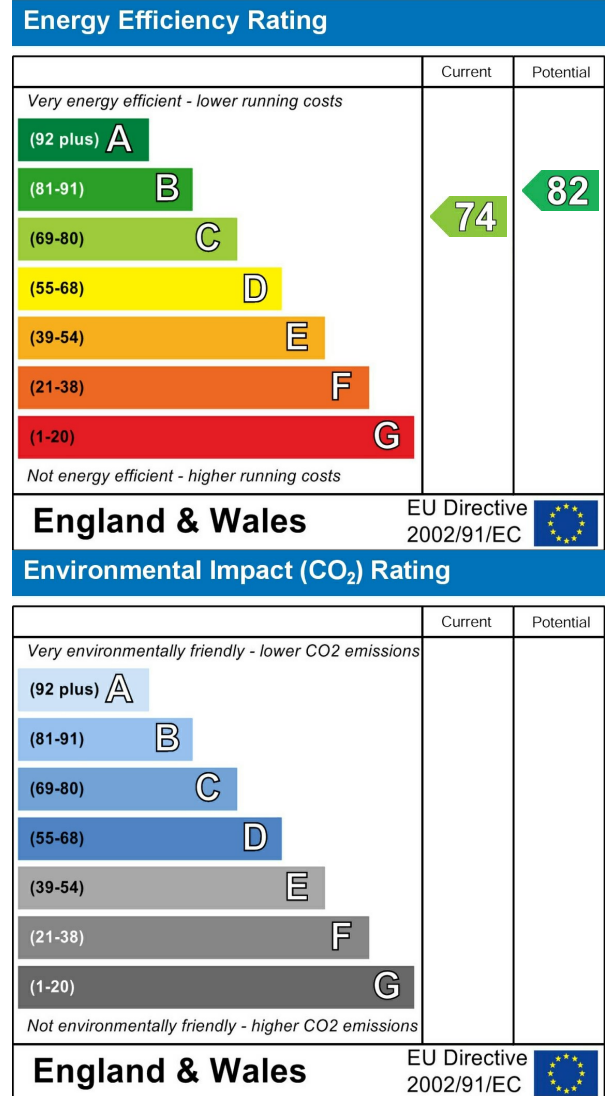
They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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