

TO LET

49 MARINERS LANE, TYNEMOUTH NE30 2SD  
£1,700 PER MONTH



3 BEDROOM HOUSE - MID TERRACE

- THREE BEDROOM DOUBLE FRONTED MID TERRACE HOUSE
- DETACHED GARAGE TO THE REAR
- TWO RECEPTION ROOMS
- AVAILABLE END OF APRIL & UNFURNISHED
- KITCHEN DINER
- FRONT & REAR GARDENS
- BATHROOM WC & ADDITIONAL WC
- EPC RATING D

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PORCH

ENTRANCE HALLWAY

RECEPTION ROOM ONE  
14'11" x 13'8"

RECEPTION ROOM TWO  
15'6" x 14'9"

KITCHEN DINER  
24'3" x 8'1"

LANDING

BEDROOM ONE  
15'11" x 13'2"

BEDROOM TWO  
12'10" x 12'7"

BEDROOM THREE  
9'7" x 7'9"

BATHROOM WC  
11'10" x 7'10"

SEPARATE ADDITIONAL WC

GARAGE  
19'0" x 9'9"

FRONT GARDEN

REAR GARDEN

## 49 MARINERS LANE, TYNEMOUTH NE30 2SD

\*\*\*PLEASE NOTE THIS PROPERTY BENEFITS FROM A DETACHED GARAGE TO THE REAR\*\*\*This beautiful and characterful, mid terrace house was built circa 1910 and is perfectly located in a sought after residential area. It boasts a wealth of period and modern features, is available at the end of April, is unfurnished and ideal for a family.

This fantastic three bedroom property set over two floors comprises of a porch with inner door including stunning period windows leading to the spacious entrance hallway with storage cupboard and stairs up to the first floor. There are two spacious reception rooms both with period fireplaces, for decoration only, and a lovely, modern kitchen diner which easily accommodates a six seater dining table and benefits from a range of units with contrasting worktops, integrated eye level double oven and gas hob. There is space for a fridge freezer and washing machine and French doors leading out to the rear garden. To the first floor there are three bedrooms, one with fitted wardrobes, a stylish and contemporary family bathroom benefitting from integrated bath with shower attachment, walk in shower, pedestal wash basin and WC, and there is an additional separate WC. Externally there is a detached garage to the rear, a well maintained front garden and good sized rear garden.

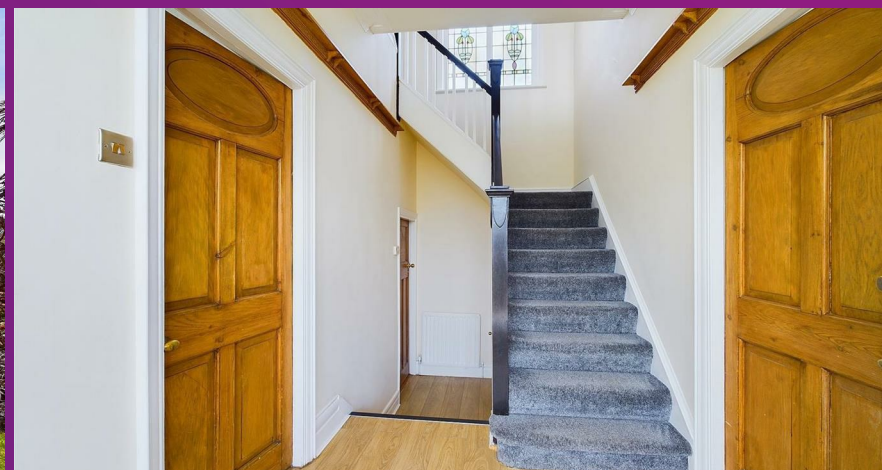
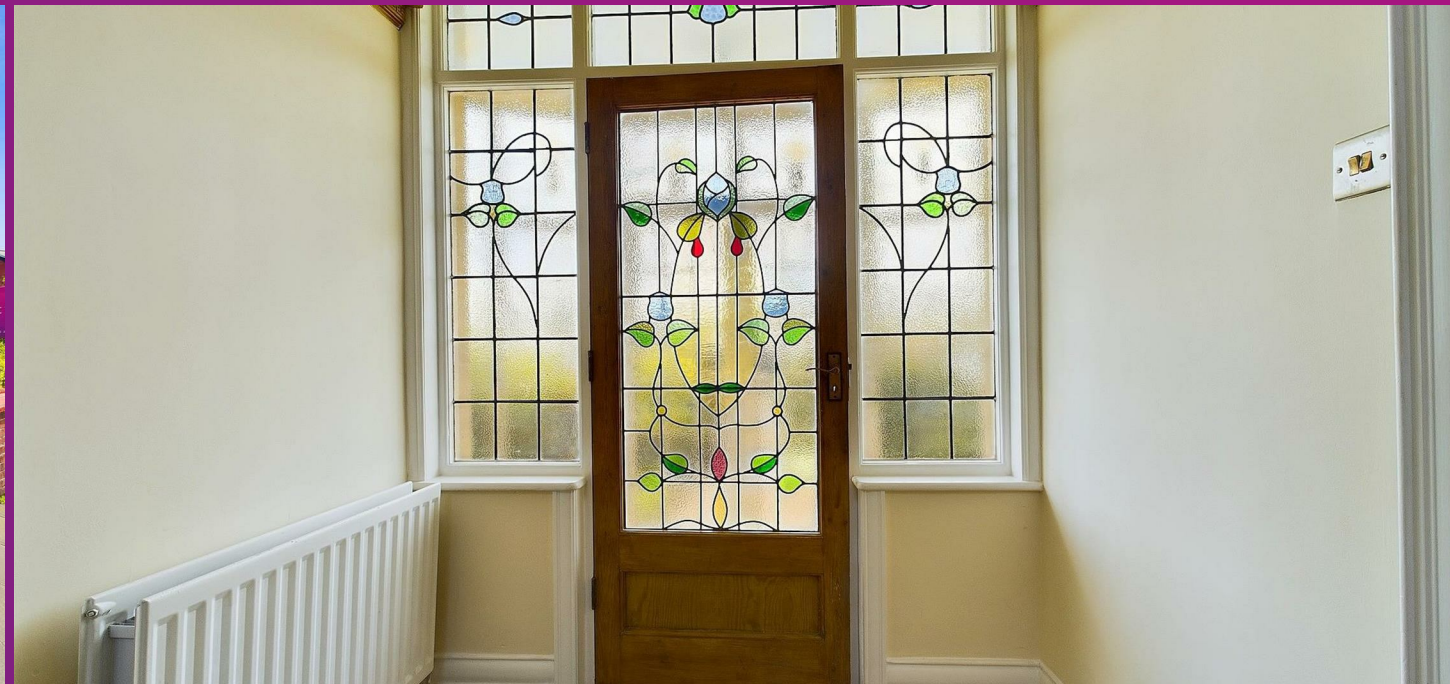
The amazing condition, fabulous location and perfect family feel of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

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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#### 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

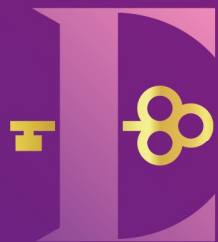
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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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.

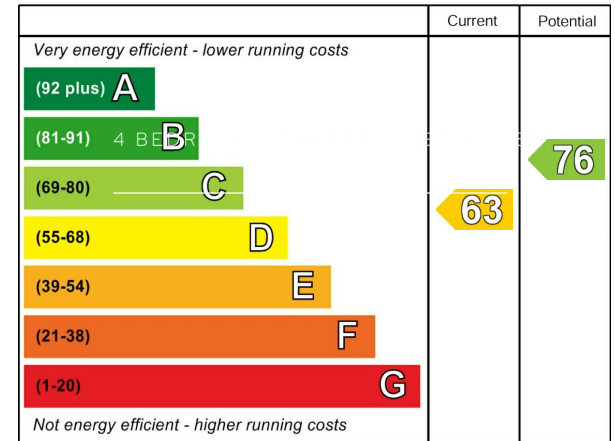


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#### Energy Efficiency Rating

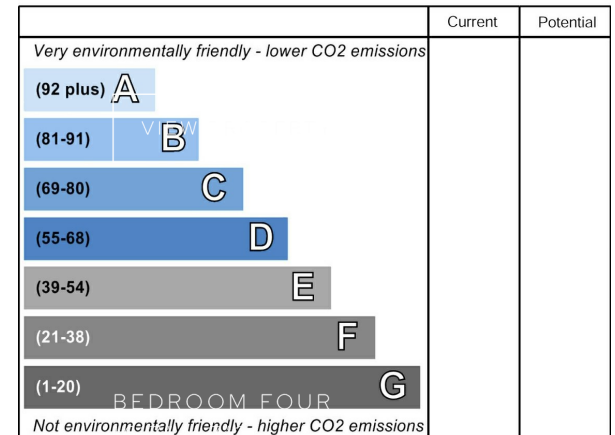


England & Wales

EU Directive  
 2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive  
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