

FOR  
SALE

29 KING EDWARD ROAD, TYNEMOUTH NE30 2RW  
£650,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS & CONSERVATORY
- FITTED KITCHEN & UTILITY ROOM
- FAMILY BATHROOM WC & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- NO UPPER CHAIN & EPC RATING E

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE  
15'0 x 14'7

RECEPTION ROOM TWO  
14'11 x 14'8

CONSERVATORY  
11'1 x 8'4

KITCHEN  
17'8 x 10'4

UTILITY ROOM  
15'2 x 4'8

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
17'7 x 13'5

BEDROOM TWO  
14'10 x 11'4

BEDROOM THREE  
11'10 x 8'2

BEDROOM FOUR  
9'9 x 6'10

BATHROOM WC  
9'3 x 6'5

GARAGE  
16'11 x 12'3

FRONT GARDEN

REAR GARDEN

## 29 KING EDWARD ROAD, TYNEMOUTH NE30 2RW

Embleys are delighted to be instructed in the sale of this lovely, semi detached house built in the 1930's and perfectly located in a highly sought after residential area. It boasts a wealth of period charm, has no upper chain and is ideal for a family.

With over 2000 square foot of accommodation set over two floors this characterful property consists of a vestibule and a grand entrance hallway, with cloaks cupboard, with stairs up to the first floor and doors leading to the spacious reception rooms and kitchen. The front facing reception room has period features including a decorative ceiling and a bay window with stained glass panes and the rear facing reception has access to the conservatory. The fitted kitchen has units with contrasting worktops, integrated single oven, gas hob and space for a fridge and dishwasher. The utility room has further base units with contrasting worktops and space for further appliances. There is also a downstairs WC, storage cupboard and workshop. To the first floor there is a good sized landing with a beautiful period stained glass window, four bedrooms, the main one of which has a bay window with stained glass window and a good sized family bathroom benefitting from a panelled bath, pedestal wash basin and low level WC. Externally the property has an attached garage, low maintenance front garden with driveway parking and a substantial and secluded rear garden with lawn and mature shrubs.

The generous size, huge potential and fabulous location 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's perfectly situated and perfectly sized to be vibrant and exciting, whilst also being intimate and community driven. Tynemouth has stunning history, exceptional public transport systems, great schools and shops.

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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
2016.79 ft<sup>2</sup>

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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#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
 2002/91/EC



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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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