

FOR  
SALE

42 MILLFIELD GROVE, TYNEMOUTH NE30 2PZ  
£565,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- WELL EXTENDED & PRESENTED
- SPACIOUS RECEPTION ROOM
- KITCHEN DINER & UTILITY ROOM
- FAMILY BATHROOM WC & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING FOR TWO CARS
- BEAUTIFUL REAR GARDEN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM  
16'2 x 11'7

KITCHEN DINER  
20'6 x 10

ORANGERY  
9'2 x 8'4

UTILITY ROOM  
13 x 15'3

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
16'8 x 10'4

BEDROOM TWO  
10'2 x 9'6

BEDROOM THREE  
13'8 x 6'10

BEDROOM FOUR  
9'3 x 5'8

BATHROOM WC  
13'5 x 5'6

GARAGE  
16'6 x 6'9

FRONT GARDEN

REAR GARDEN

## 42 MILLFIELD GROVE, TYNEMOUTH NE30 2PZ

This lovely and well presented, semi detached house was built in the 1950's and is perfectly located in a much sought after residential area. It boasts a wealth of modern features with period charm and is ideal for a family.

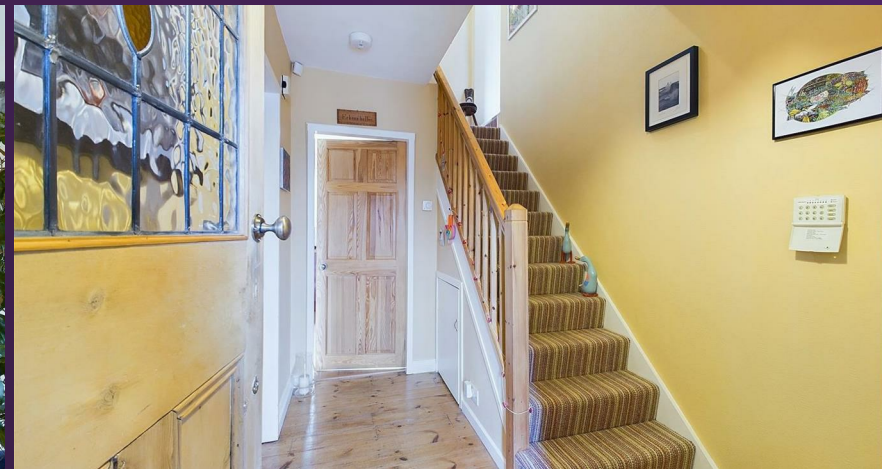
With over 1300 square foot of accommodation set over two floors, this well extended property consists of a vestibule and entrance hallway leading to the reception room and kitchen diner. The reception room is spacious with a feature fireplace and door leading to the open plan kitchen diner which has space for a dining table and benefits from a range of high gloss units with wood worktops and integrated appliances including a 'slide and hide' eye level oven, warming drawer, gas hob, extractor hood, dishwasher and microwave. The utility room has further units with wood worktops and space for appliances and there is a light airy orangery and a downstairs WC. To the first floor there are four bedrooms, three with fitted wardrobes, and a family bathroom with a freestanding bath, walk in shower, vanity wash basin and low level WC. Externally there is an attached garage, a front garden with driveway parking for up to two cars and a lovely laid to lawn rear garden with decking and patio.

The superb layout, 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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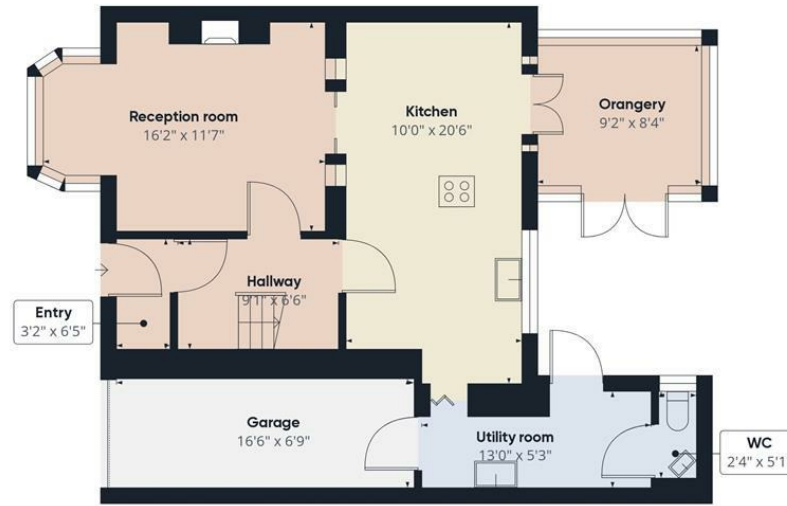
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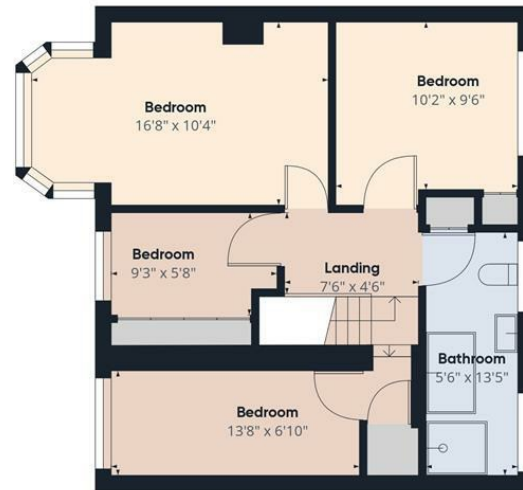
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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
1308.95 ft<sup>2</sup>

(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.

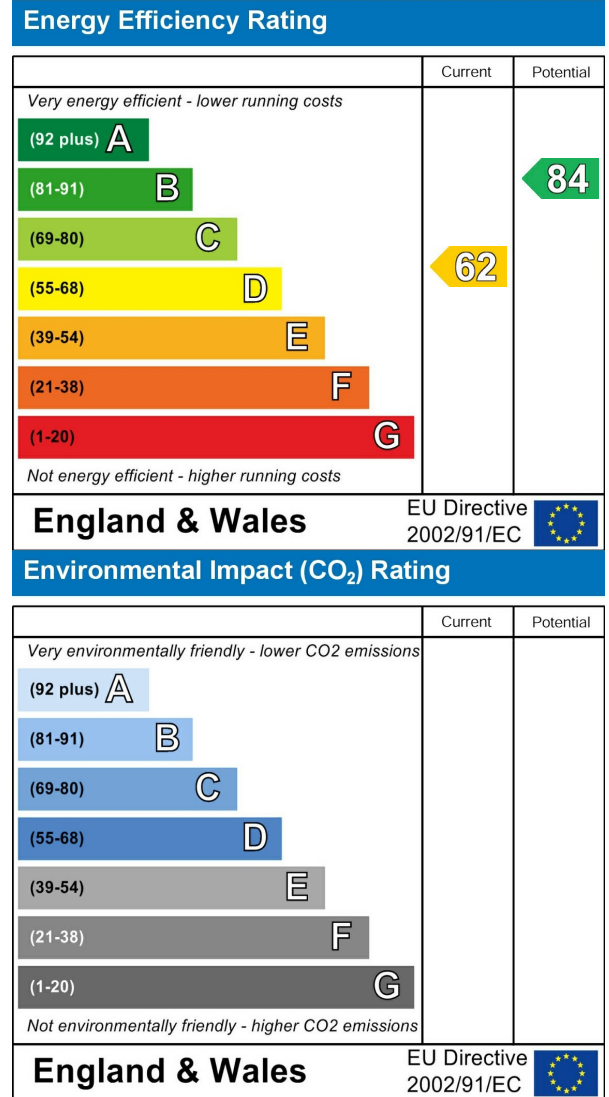
They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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