

FOR
SALE

2 GRAND PARADE, TYNEMOUTH NE30 4JS
£980,000



3 BEDROOM HOUSE - DETACHED

- THREE BEDROOM (PREVIOUSLY FOUR) DETACHED HOUSE
- FANTASTIC LOCATION WITH BEAUTIFUL SEA VIEWS
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- STYLISH BATHROOM WC & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT & SIDE GARDENS WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM ONE
27 x 13'9 & 13 x 8'6

RECEPTION ROOM TWO
13'4 x 13

KITCHEN
19 x 8'6

DOWNSTAIRS WC

BEDROOM ONE
13 x 12

BEDROOM TWO
13 x 7

BEDROOM THREE
13'6 x 9

BATHROOM WC
13 x 9'10

GARAGE
19x 14'10

FRONT & SIDE GARDENS

REAR GARDEN

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Embleys are proud and delighted to be instructed in the sale of this outstanding and rare to the market, detached house which was built in the 1960s and perfectly located in a fabulous, highly sought after, coastal location offering stunning sea views over the blue flag award winning Tynemouth Longsands beach and beyond to Cullercoats and St George's church. This superb property is situated on a corner plot, boasts modern and bespoke features, has no upper chain and is ideal for a range buyers looking for a unique property and coastal lifestyle.

With over 1000 square foot of accommodation set over two floors, this beautiful property consists of a light and welcoming entrance hallway with doors to the two reception rooms and downstairs WC. Reception room one is L shaped, light and spacious with lounge and dining areas, dual aspect providing uninterrupted sea views and a bespoke tiled chimney breast with a pebble effect recessed fireplace. There are stairs up to the first floor and a door to the kitchen. Reception room two has a contemporary pebble effect fireplace. The modern kitchen benefits from a good range of high gloss units with contrasting worktops and breakfast bar, integrated eye level oven, induction hob, chimney hood, slim line dishwasher, washing machine, tumble dryer and space for American style fridge freezer. To the first floor there are three bedrooms and a generously sized family bathroom benefitting from a free standing slipper bath with filler tap and shower attachment, walk in shower, countertop washbasin, integrated WC and bidet. Externally there is an attached garage with electric door, a well maintained front garden with driveway parking for multiple cars. There is a West facing rear garden and a side garden with further driveway parking.

The fabulous location and unique feel of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

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Floor 0



Floor 1

Approximate total area⁽¹⁾
1811.24 ft²
Reduced headroom
18.51 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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.

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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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

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

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