

FOR
SALE

6 ASHLEIGH GROVE, TYNEMOUTH NE30 2LA
£775,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM PLUS OFFICE SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS AND GARDEN ROOM
- KITCHEN DINER AND DOWNSTAIRS WC
- BATHROOM, SEPARATE WC & ENSUITE
- DOUBLE GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL SOUTH FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
15'6 x 13'3

RECEPTION ROOM TWO
22'6 x 12'2

KITCHEN DINER
21'10 x 12'2

GARDEN ROOM
9'4 x 6'8

DOWNSTAIRS WC

LANDING

BEDROOM ONE
16'4 x 12'1

BEDROOM TWO
13'7 x 12'1

BEDROOM THREE
11'2 x 8'10

BATHROOM
8'8 x 7

SEPARATE WC

OFFICE
14'8 x 7'11

BEDROOM FOUR
11'8 x 11

ENSUITE

GARAGE
18'9 x 15'4

6 ASHLEIGH GROVE, TYNEMOUTH NE30 2LA

Embleys are proud to be instructed in this rare to the market, well extended, semi detached house, built in 1925 and located on one of the most sought after streets in highly desirable Tynemouth Village. It boasts a wealth of period features, has no upper chain and is ideal for a range of buyers.

With over 1800 square feet of accommodation set over two floors, this lovely property consists of a vestibule and grand entrance hallway with stairs up to the first floor, a cloaks cupboard and doors to the reception rooms and kitchen diner. The spacious reception rooms both have feature fireplaces and the rear room has been extended and has outlook over and access to the stunning rear garden. The fitted kitchen diner easily accommodates a dining table and benefits from a range of units with contrasting worktops, space for a range oven, chimney hood, and space for a fridge freezer and dishwasher. There is a downstairs WC and bright and airy garden room with further access to the rear garden. To the first floor there are four spacious bedrooms, two with fitted wardrobes and an office, with shelves, cupboards and desk, which leads to bedroom four. The family bathroom is modern with a panelled bath, walk in shower and vanity wash basin, there is a separate WC and an ensuite to bedroom four with walk in shower, vanity wash basin and WC. Externally there is an attached garage with space for a washing machine and tumble dryer, a low maintenance front garden with driveway parking for up to three cars and a stunning, over 100 foot long, south facing rear garden with lawn, planted beds and patio.

The fabulous location, generous size and potential of this property makes for an exciting opportunity which can 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. Tynemouth has stunning history, exceptional public transport systems, great schools and shops.

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Floor 0



Floor 1

Approximate total area⁽¹⁾
1837.82 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.

Calculations are based on RICS IPMS 3C standard.

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		82
(69-80) C		
(55-68) D	55	
(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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