

FOR  
SALE

13 HORSLEY TERRACE, TYNEMOUTH NE30 2RT  
OFFERS OVER £535,000



4 BEDROOM HOUSE - MID TERRACE

- FOUR BEDROOM MID TERRACE PROPERTY
- HIGHLY SOUGHT AFTER PEDESTRIAN LOCATION
- STYLISH RECEPTION ROOM
- CONTEMPORARY KITCHEN DINER
- UTILITY ROOM
- BEAUTIFUL BATHROOM WC & ENSUITE
- STUNNING FRONT TOWN GARDEN
- LOW MAINTENANCE REAR YARD
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM  
14'8 x 13'0

KITCHEN DINER  
22'5 x 9'9

UTILITY ROOM  
7'6 x 5'8

LANDING

BEDROOM  
12'11 x 12'2

BEDROOM  
13'11 x 10'3

BEDROOM  
9'7 x 6'0

BATHROOM WC  
7'11 x 6'0

BEDROOM  
17'5 x 9'4

ENSUITE  
7'2 x 5'3

FRONT GARDEN

REAR YARD

## 13 HORSLEY TERRACE, TYNEMOUTH NE30 2RT

This stunning and characterful, mid terrace house was built circa 1900 and is perfectly located in the much sought after Tynemouth residential area. It boasts a wealth of contemporary features with period charm and is ideal for a family.

With over 1300 square feet of accommodation set over three floors, this property consists of a vestibule and entrance hallway with stairs up to the first floor and doors to the stylish reception room and kitchen diner. The fabulous kitchen diner consists of a range of wall, base and drawer units with under cabinet lightning and quartz worktops. It benefits from underfloor heating an integrated single oven, electric hob and dishwasher. Also to the ground floor there is a utility room with further units, underfloor heating and contrasting worktops.

From the first floor landing there are three stylish bedrooms, two with fitted wardrobes and a contemporary bathroom WC benefitting from a panelled bath and shower over, vanity washbasin and low level WC. To the second floor there is light and spacious bedroom and beautiful ensuite with walk in shower, vanity washbasin and integrated WC.

Externally there is a beautiful front town garden and a low maintenance rear yard with access to storage.

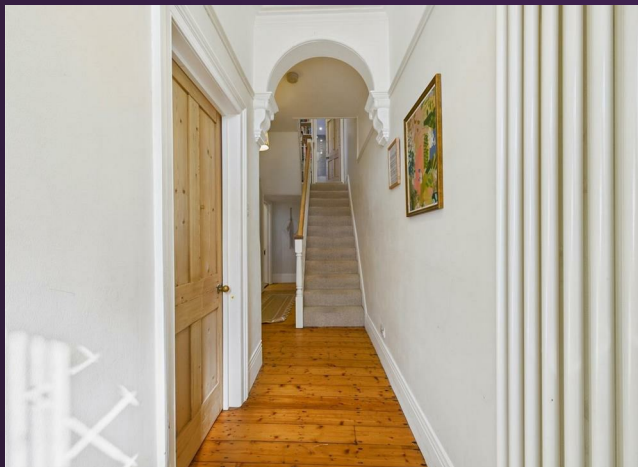
The generous size, superb layout, amazing condition and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

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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#### 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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	65	76

England & Wales

EU Directive  
2002/91/EC



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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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