

FOR
SALE

8 MANOR ROAD, TYNEMOUTH NE30 4RH
£635,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS & CONSERVATORY
- BREAKFASTING KITCHEN
- FAMILY BATHROOM WC & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- LOW MAINTENANCE REAR GARDEN
- EPC RATING E

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ENTRANCE HALLWAY

RECEPTION ROOM ONE
12'9 x 12'8

RECEPTION ROOM TWO
16'11 x 12'7

KITCHEN
21 x 9

CONSERVATORY
11'2 x 8'9

DOWNSTAIRS WC

LANDING

BEDROOM ONE
12'9 x 12'6

BEDROOM TWO
12'9 x 11'3

BEDROOM THREE
9'4 x 8'1

BATHROOM WC
8'5 x 8'1

GARAGE
15'10 x 8'6

FRONT GARDEN

REAR GARDEN

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This beautiful, semi detached house was built in the 1930's and is perfectly located in a highly sought after residential area. It displays a variety of modern features with period charm and is ideal for a family.

With over 1400 square feet of accommodation set over two floors, this lovely property consists of a light and spacious entrance hallway with stairs up to the first floor, under stairs storage cupboard and doors with period stained glass to all rooms. Both reception rooms have feature fireplaces with marble surrounds and the rear reception room has bi-folding doors to the rear garden. The open plan and contemporary kitchen has an impressive range of high gloss units with granite worktops including a breakfast bar, space for a range oven, chimney hood and integrated fridge, dishwasher and space for a washing machine. There is also a light and airy conservatory and a downstairs WC. To the first floor there are two double bedrooms, a third bedroom and a contemporary family bathroom with free standing, double ended bath, walk in rainfall shower, vanity wash basin and low level WC. There is also drop down ladder access to the generously sized loft which is boarded and has built in shelving for additional storage. Externally there is an attached garage, a good sized front garden with lawn, planted borders and driveway parking for up to two cars and a beautiful, low maintenance rear garden with raised planted borders and mature shrubs.

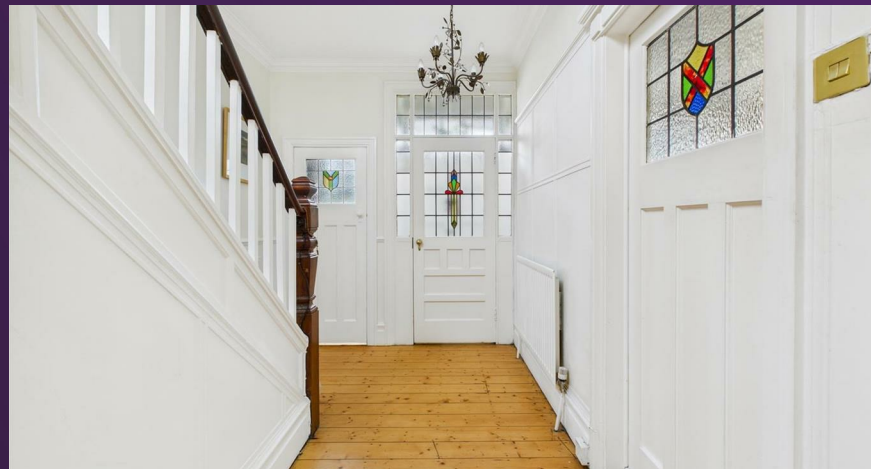
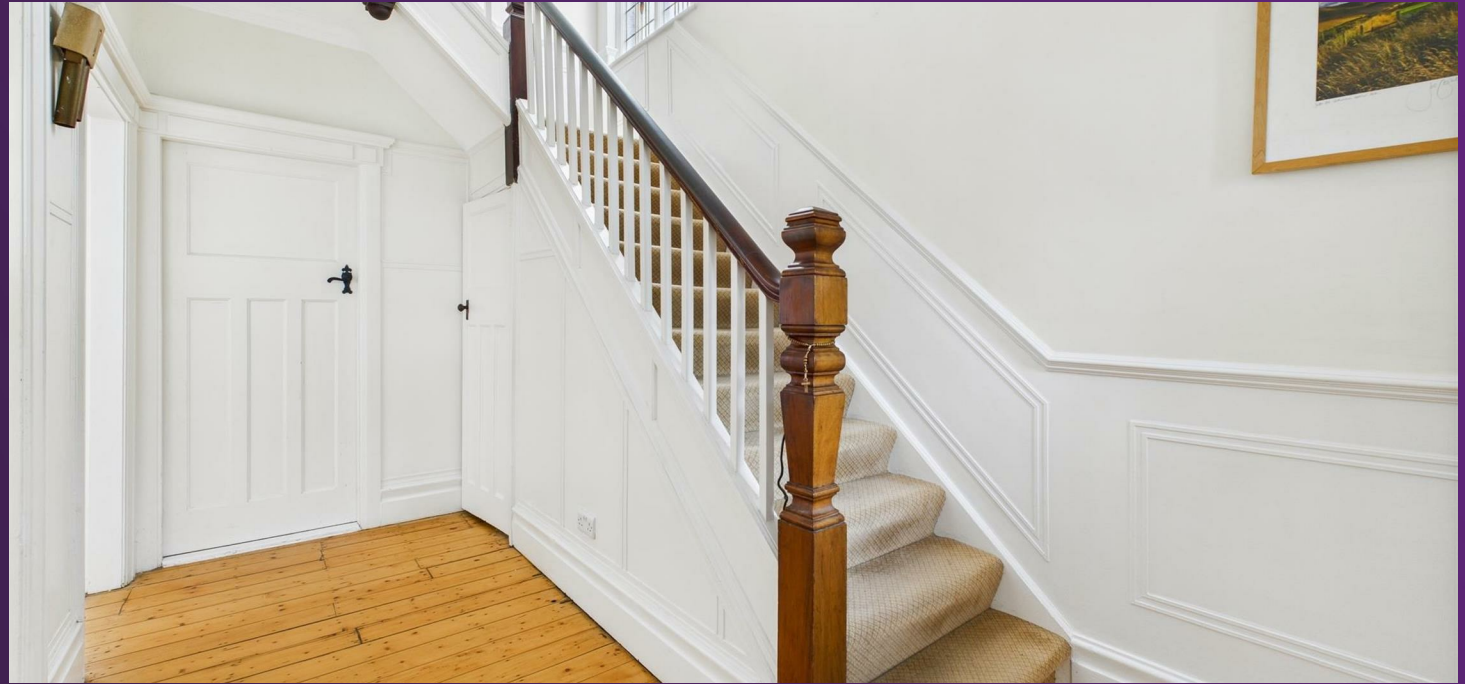
The generous size and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

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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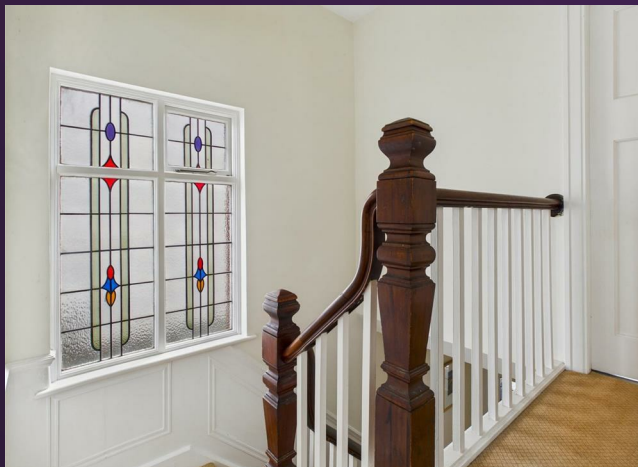
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1433 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

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

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