

FOR  
SALE

15 MILLFIELD GARDENS, TYNEMOUTH NE30 2PX  
£550,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE DOUBLE BEDROOM SEMI DETACHED HOUSE
- WELL PRESENTED AND EXTENDED
- TWO SPACIOUS RECEPTION ROOMS
- KITCHEN DINER & UTILITY SPACE
- BATHROOM WC, SHOWER ROOM & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- UNREGISTERED PROPERTY & NO UPPER CHAIN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE  
11'9 x 11'9

RECEPTION ROOM TWO  
16'7 x 12'6

CONSERVATORY  
12'6 x 10'8

KITCHEN DINER  
13'2 x 10'10

UTILITY SPACE  
6'3 x 5'11

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
11'10 x 11'7

BEDROOM TWO  
13'7 x 11'7

BEDROOM THREE  
17'5 x 7'7

BATHROOM WC  
9 x 7'8

SHOWER ROOM

GARAGE  
16'7 x 7'6

FRONT GARDEN

REAR GARDEN

## 15 MILLFIELD GARDENS, TYNEMOUTH NE30 2PX

Embleys are delighted to be instructed in the sale of this characterful and well presented, semi detached house, built in 1938 and perfectly located in a much sought after residential area. It boasts a wealth of period features, has no upper chain and is ideal for a family.

With over 1500 square feet of accommodation set over two floors, this lovely property consists of a vestibule, a light and spacious entrance hallway with stairs up to the first floor and doors to two spacious reception rooms and the classic kitchen diner. The kitchen benefits from a range of units with contrasting worktops, single oven, induction hob and extractor hood. There is also a utility space with pantry, a conservatory and a downstairs WC with wall mounted wash basin. To the first floor there are three double bedrooms, all with fitted wardrobes, a family bathroom with integrated bath, pedestal wash basin and low level WC, and a shower room with walk in shower. Externally there is an attached garage, a front garden with driveway parking and a lovely South facing rear garden with lawn and mature shrubs.

The generous size, 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'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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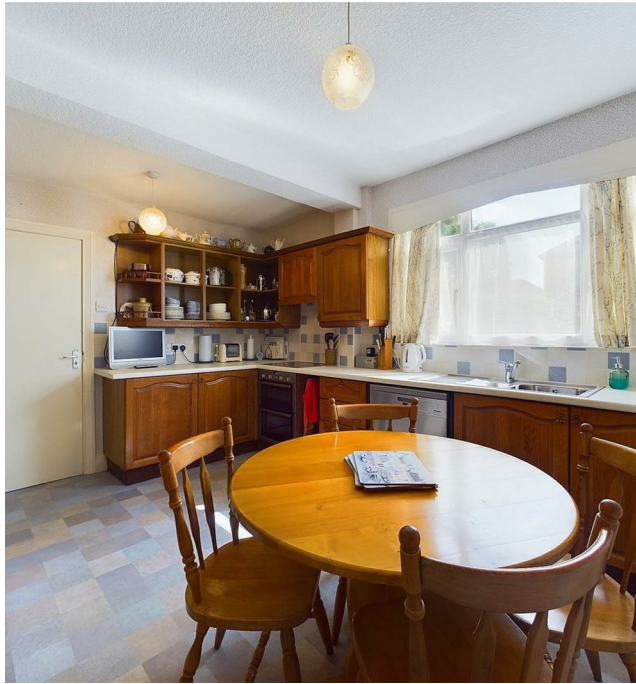


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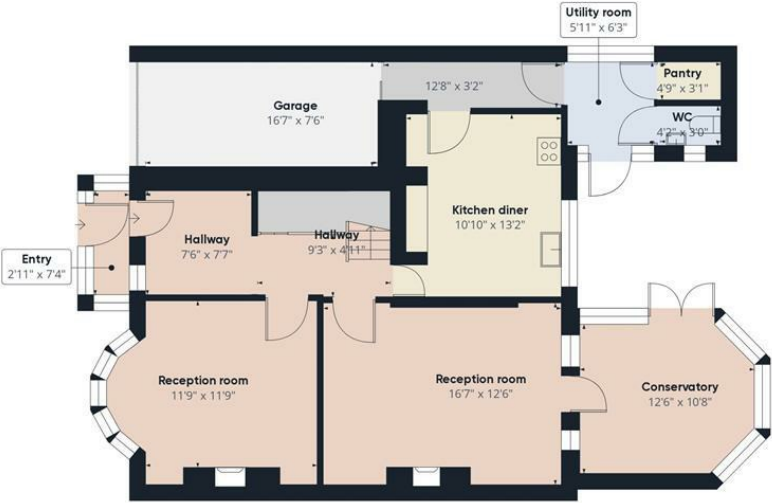


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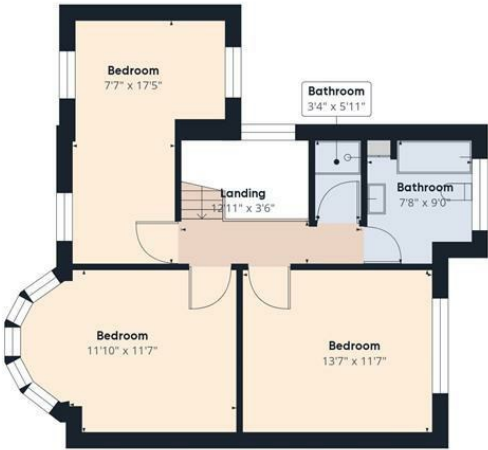
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1643.97 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.

Calculations are based on RICS IPMS 3C standard.

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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.

VIEW PROPERTY



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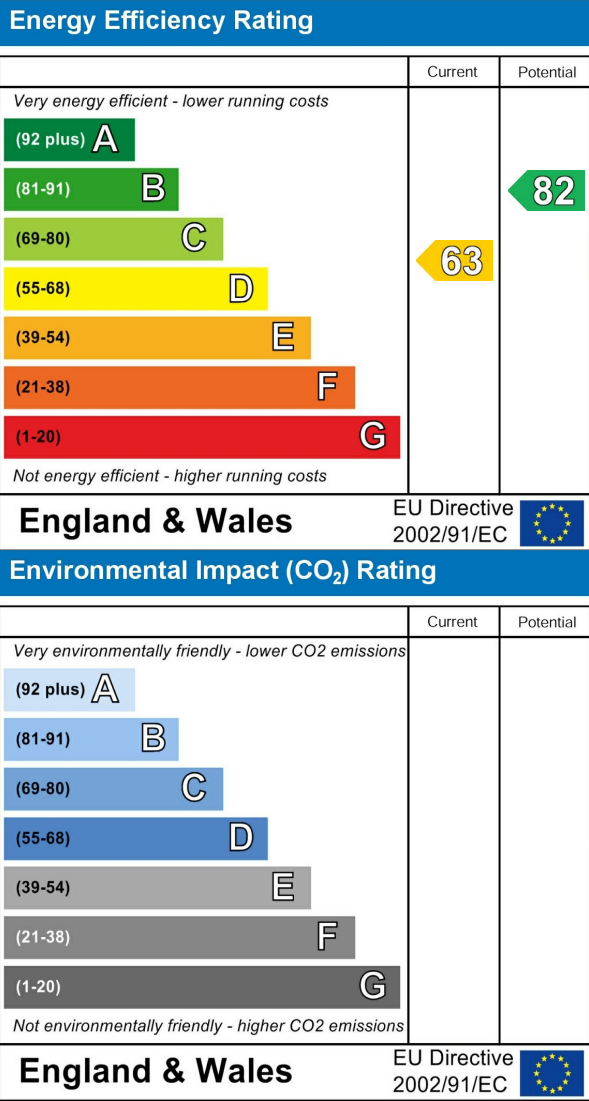
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THE PROPERTIES MISDESCRIPTION  
ACT, 1991

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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