

FOR
SALE

8 KENNERSDENE, TYNEMOUTH NE30 2LT
£875,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FABULOUS FOUR BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- TWO RECEPTION ROOMS & SNUG
- DINING KITCHEN & GARDEN ROOM
- UTILITY ROOM & DOWNSTAIRS SHOWER ROOM
- BEAUTIFUL FAMILY BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SECLUDED REAR GARDEN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
18'8 x 14'4

RECEPTION ROOM TWO
14'16 x 14'11

SNUG
12'3 x 10'7

DINING KITCHEN & GARDEN ROOM
23'5 x 19'9

UTILITY ROOM
9'5 x 8'4

DOWNSTAIRS SHOWER ROOM

LANDING

BEDROOM ONE
19'2 x 12'3

BEDROOM TWO
15'1 x 12'5

BEDROOM THREE
9'11 x 9'10

BEDROOM FOUR
10'7 x 9'10

BATHROOM WC
11'11 x 3'10

GARAGE
13'7 x 13

FRONT GARDEN

REAR GARDEN

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Embleys are delighted to be instructed in the sale of this superb and well extended, semi detached house which was built in the 1920's and is perfectly located on a much sought after street within the highly desirable Tynemouth village. It boasts a wealth of modern and stunning period features and is ideal for a family home.

With over 2300 square feet of accommodation set over two floors, this beautiful property consists of a vestibule with door, including period stained glass, leading to the entrance hallway. There is a cloaks cupboard and storage cupboard, staircase up to the first floor and doors to one reception room and the kitchen. The stylish, front facing reception room has a feature fireplace and low level units with shelves above to both recesses. The versatile second reception room is open to the snug with patio doors leading to the rear garden. The dining kitchen is open to the light and airy garden room and easily accommodates a dining table and lounge area. There are a good range of kitchen units with granite worktops and under cabinet lighting, a pantry and integrated appliances including eye level double oven, induction hob, extractor hood, microwave, dishwasher, full height fridge and bin storage. There is also an utility room with further units, full height freezer and spaces for a washing machine and tumble dryer. The downstairs shower room is complete with walk in shower, washbasin and WC. To the first floor there are four double bedrooms, two with stylish fitted wardrobes and units, and a good sized bathroom with bath, walk in shower, vanity washbasin and integrated WC. Externally there is an attached garage, a well maintained front garden with double driveway and a fabulous, secluded rear garden with substantial paved patio, lawn and an impressive range of planted beds and mature shrubs.

The generous size, superb layout and fabulous location 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⁾
2341 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
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		
(69-80) C	72	77
(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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