

FOR
SALE

1 BEANLEY CRESCENT, TYNEMOUTH NE30 2RZ
£440,000



3 BEDROOM HOUSE - END TERRACE

- BEAUTIFUL THREE BEDROOM END TERRACE HOUSE
- STYLISH RECEPTION ROOM
- DINING KITCHEN & FAMILY ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- CONTEMPORARY BATHROOM WC
- FRONT GARDEN & SOUTH FACING REAR YARD
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
14'11 x 14

DINING KITCHEN & FAMILY ROOM
22'5 x 12'10

UTILITY ROOM

DOWNSTAIRS WC

LANDING

BEDROOM ONE
14'3 x 10'11

BEDROOM TWO
13'9 x 12'1

BEDROOM THREE
9'8 x 7'2

BATHROOM WC
8'4 x 6'8

FRONT GARDEN

REAR YARD

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Embleys are delighted to be instructed in the sale of this characterful and well presented, end terrace house, perfectly located in a much sought after residential area. It boasts a wealth of modern features with period charm and is ideal for a range of buyers.

With over 1200 square foot of accommodation set over two floors this beautiful property consists of a vestibule and hallway with stairs up to the first floor and access to the elegant front facing reception room and fabulous dining kitchen and family room. As well as space for a family dining table and seating, the contemporary kitchen benefits from an Island and wall, base and drawer units with solid wood worktops and integrated appliances including single oven, induction hob, chimney hood, fridge freezer and dishwasher. There is also an utility room and downstairs WC. To the first floor there are two spacious bedrooms, a third bedroom and a beautiful, contemporary family bathroom with integrated bath, walk in shower, pedestal wash basin and low level WC. Externally there is a front garden and South facing rear yard.

The exceptional features, superb layout 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, shops which are both high street and boutique, and fabulous bars and restaurants. The area attracts a diverse demographic which allows it to maintain its wide appeal.

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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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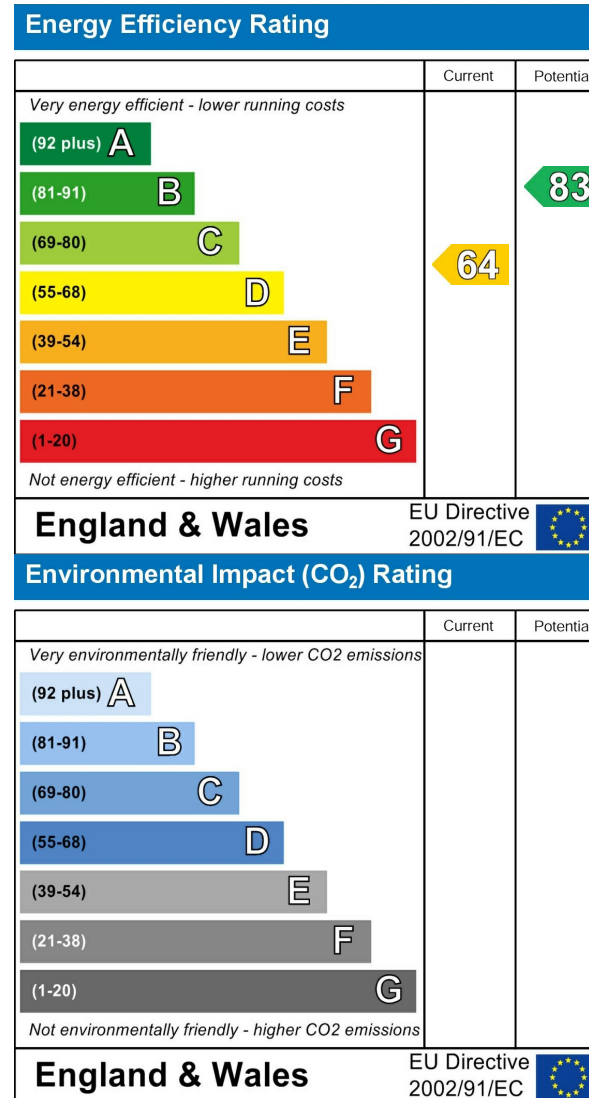
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THE PROPERTIES MISDESCRIPTION ACT, 1991

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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