





- Sought After Location
- Extended Family Home
- Four Bedroom
- Generous Living Space
- Off Street Parking
- Close To Beach
- Council Tax Band *D*
- Freehold
- Viewing Recommended
- Call For More Information





** Video Tour on our YouTube Channel | <https://youtu.be/Wg5wuDyDDfs> **

This stunning, link semi-detached family home is located on the sought after Beach Road, Tynemouth. The extended property offers generous living space throughout, boasting two receptions, rooms four bedrooms, bathroom, perfect for entertaining guests or simply relaxing with the family.

Briefly comprising to the ground floor: - entrance porch, hallway, bright and airy living room with floor-to-ceiling window overlooking the charming front garden and a log burning stove, open plan kitchen dining room with fitted units and a sunny family room overlooking the rear garden. There is also a handy utility room, ground floor WC and ample storage space. To the first floor there are four good sized bedrooms, and a modern family shower room WC. The property further benefits from gas central heating and double glazing.

Externally, there is an easy to maintain garden to the front, with a double length driveway for off street parking, and there is a beautiful South-facing rear garden with a patio area, lawn, and mature borders.

This enviable location is within walking distance of Tynemouth Long Sands beach, and a fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. A great market is also available in Tynemouth Metro Station which has a wide variety of products and foods. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family, the property is well positioned for access to very well-regarded schools.

For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *D*.





- Living Room 12'4" x 13'0" (3.76 x 3.98)
- Kitchen/Dining Room 9'10" x 19'7" (3.01 x 5.97)
- Utility 15'3" x 7'6" (4.65 x 2.31)
- Storage 11'2" x 7'6" (3.41 x 2.31)
- Main Bedroom 14'2" x 10'7" (4.32 x 3.25)
- Bedroom Two 8'0" x 10'7" (2.45 x 3.25)
- Bedroom Three 20'5" x 7'6" (6.23 x 2.31)
- Bedroom Four 8'2" x 8'7" (2.49 x 2.62)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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