

# SIGNATURE

## NORTH EAST

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📍 Mariners Lane, Tynemouth NE30 2RU

# Mariners Lane, Tynemouth NE30 2RU

**Asking Price**  
**£415,000**

Signature North East is delighted to welcome to the market this charming three-bedroom terraced property, ideally located in the highly sought-after coastal town of Tynemouth. This fantastic location is renowned for its stunning beaches, scenic parks, and the historic Tynemouth Priory. The area offers excellent transport links, including the Tyne and Wear Metro, providing easy access to Newcastle and the surrounding areas. Families will benefit from proximity to well-regarded schools such as Kings Priory School, and a wealth of local amenities including shops, restaurants, and leisure facilities.

Upon entering the property, you are greeted by a central hallway which leads to a spacious and bright living room, featuring a large bay window that floods the space with natural light, and ample room for desired furnishings. To the rear, you'll find a modern open-plan kitchen and dining area, perfectly suited for both everyday living and entertaining. The kitchen boasts an abundance of stylish wall and base units, complemented by sleek countertops and integrated appliances including a washing machine, dryer, oven, hob, and dishwasher. From here, there is access to the rear yard.

Ascending to the first floor, you will find three generously sized bedrooms, each capable of comfortably accommodating a double bed and additional furnishings. This floor also benefits from a well-appointed family bathroom, complete with a bathtub, overhead shower, hand basin, and W.C., offering both style and functionality. There is an additional storage area in the loft, which is boarded.

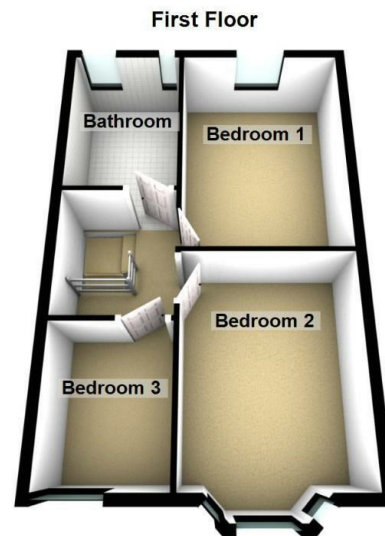
Externally, the property features a low-maintenance yard laid with artificial lawn, providing a lovely space for outdoor furniture and relaxation. Additional benefits include on-street permit parking, available at an annual cost of £25.

This property presents an excellent opportunity to acquire a beautiful home in a prime coastal location.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 93.7 sq. metres (1008.6 sq. feet)

## Measurements:

Living Room  
13'2" x 11'8"

Kitchen / Diner  
14'1" x 17'8"

Bedroom One  
14'1" x 9'10"

Bedroom Two  
12'10" x 10'4"

Bedroom Three  
8'11" x 7'4"

Bathroom  
9'10" x 7'6"

## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>85</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>67</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**England & Wales**

EU Directive  
2002/91/EC







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