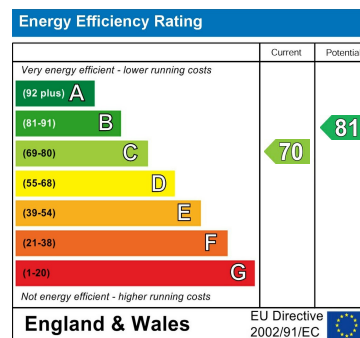




Beach Road, Tynemouth



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £550,000

Description

FULLY REFURBISHED FOUR BEDROOM FAMILY HOME WITH SOUTH FACING GARDEN SITUATED WITHIN THIS SOUGHT AFTER AREA OF TYNEMOUTH

We are delighted to bring to the market this stunning four bedroom property which boasts immaculate stylish interiors with high quality fixtures and fittings. Benefitting from spacious accommodation, fitted shutters, under floor heating to the ground floor and a South facing garden. Must be seen to appreciate everything this home by the coast has to offer.

Briefly comprising: Entrance vestibule leading to a welcoming hallway. The living room is generous in size with a log burning stove and overlooks the front of the property. An impressive open plan kitchen/diner/family room provides a great space perfect for family living and entertaining friends. Bi-folding doors open out to a decked patio area within the rear garden and remote controlled electric Velux windows allow plenty of light to fill the room. There are a modern range of fitted wall and base units and a central island with Quartz worktops providing storage as well as seating. Integrated appliances include a Neff induction hob, double oven, extractor fan, dishwasher, fridge/freezer and an instant hot water tap. A handy utility room offers additional storage with built in cupboards and plumbing for a washing machine, there is a door to the rear garden and a door to the garage. A separate W.C. and hand basin can be accessed from the hallway.

To the first floor is the main bedroom which benefits from a beautifully appointed en-suite consisting of a bath, separate walk in shower, vanity unit housing a hand basin, W.C. and heated towel rail. There are three further good size bedrooms and family bathroom with a jet spa bath, shower over, vanity unit with hand basin and W.C.

Externally to the rear is an attractive South facing garden which benefits from a composite decked patio and artificial grass. To the front is a lawn, driveway parking and a garage.

Ideally located a short walk to the village centre and the award winning Long Sands beach which offers an idyllic location for surfing and other outdoor activities. Tynemouth has excellent links to Newcastle City centre including the Metro station close by, as well a excellent schooling nearby. The village has a great choice of shops, restaurants and is host to a weekend market.

Entrance Vestibule

Hallway

W.C.

Living Room

17'7" x 13'1"

Kitchen/Diner/Family Room

20'2" x 17'5"

Utility Room

13'2" x 7'2"

Bedroom One

10'6" x 9'7"

En-Suite

9'4" x 5'5"

Bedroom Two

12'4" x 10'11"

Bedroom Three

13'6" x 7'10"

Bedroom Four

8'11" x 8'3"

Bathroom

7'9" x 5'6"

Externally

To the rear is an attractive South facing garden which benefits from a composite decked patio and artificial grass.

To the front is a lawn, driveway parking and a garage.

