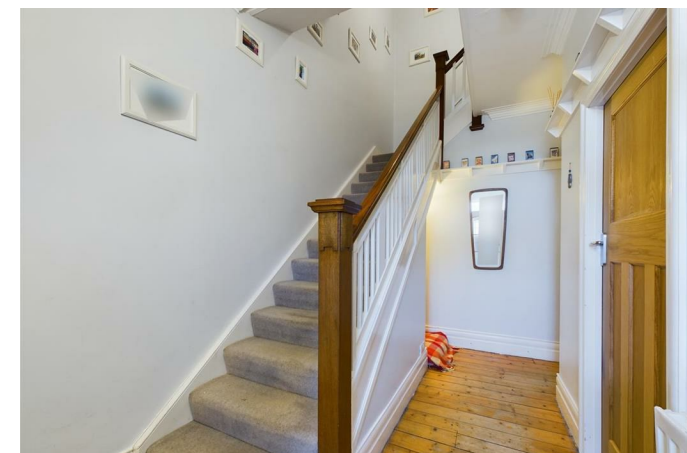




Mill Grove, Tynemouth



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Offers Over £550,000

Description

EXTENDED FOUR BEDROOM END TERRACED FAMILY HOME SET OVER THREE FLOORS SITUATED WITHIN THIS HIGHLY DESIRABLE AREA OF TYNEMOUTH

We are delighted to welcome to the market this extended four bedroom property which is conveniently located close to amenities in Tynemouth Village. Benefitting from four double bedrooms, two bathrooms, open plan living and a West facing private garden.

Briefly comprising: Entrance vestibule to the hallway with stairs to the first floor. The living room has a feature fireplace with a gas fire and a bay window with fitted shutters overlooking the front of the property. The open plan kitchen/diner offers a generous amount of space perfect for family living and entertaining friends with French doors opening out to a patio area within the rear garden. The well equipped kitchen has fitted wall and base units with a peninsular and an integrated fridge/freezer. A door gives access to a study area and further access to a utility room and workshop.

To the first floor are three double bedrooms and family bathroom consisting of a free standing bath, separate shower, hand basin, W.C. and heated towel rail.

To the top floor is a generous size double bedroom which benefits from fitted wardrobes, walk in storage cupboard and an en-suite shower room with a fitted vanity unit housing a hand basin, W.C. heated towel rail and LED mirror.

Externally to the rear is a private West facing garden with a patio area, to the front is an enclosed garden.

This property is ideally located close to the village centre and a short walk from the award winning Long Sands beach which offers an idyllic location for surfing and other outdoor activities. Ideally positioned for families as it is within easy reach of highly regarded schools at all levels. Tynemouth has good road links to Newcastle city centre as well as being close to the Metro station. The village has an excellent choice of shops, cafes and restaurants.

Entrance Vestibule

Hallway

Living Room

16'11" x 12'0"

Kitchen/Diner

18'7" x 16'9"

Study

9'7" x 6'10"

Utility Room

11'10" x 7'3"

W.C.

Workshop/Storage

Bedroom One

17'3" x 9'10"

En-suite

Bedroom Two

17'3" x 10'0"

Bedroom Three

14'3" x 10'6"

Bedroom Four

10'0" x 8'5"

Bathroom

8'5" x 8'3"

Externally

To the rear is a private West facing garden with a patio area, to the front is an enclosed garden.

