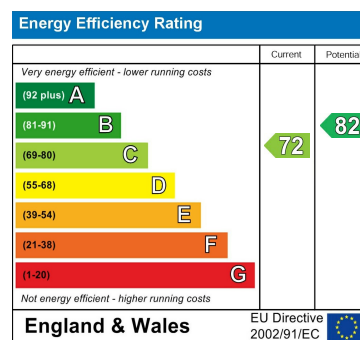




# The Broadway, Tynemouth



### 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.

Offers Over £725,000



## Description

\*Best Offers Saturday 27th April Noon\*

SUBSTANTIAL FOUR BEDROOM SEMI DETACHED FAMILY HOME WITH WEST FACING GARDEN SITUATED WITHIN THIS PRESTIGIOUS AREA OF TYNEMOUTH

Brannen & Partners are delighted to offer to the market this stunning four bedroom semi detached property in Tynemouth. Boasting two reception rooms, four double bedrooms, two bathrooms and a summer house within a West facing garden.

Briefly comprising: Entrance vestibule to a spacious welcoming hallway. The extended sitting room is generous in size with an attractive feature fireplace, gas stove and French doors opening out to the rear garden. Another good size reception room has a bay window with stylish fitted shutters overlooking the front of the property. The well equipped kitchen/diner has a good range of fitted units and wooden worktops, integrated appliances include a Bosch dishwasher and extractor fan. There is space for a Range oven and American style fridge/freezer. Double doors open out to the rear garden and a door to an inner hallway giving access to the garage where there is a shower cubicle and plumbing for a washing machine. A separate W.C. is accessed from the main hallway.

To the first floor is a large landing leading to all four double bedrooms which benefit from fitted wardrobes. One of the bedrooms also boasts a stylish en-suite shower room with a hand basin, W.C. and heated towel rail. The spacious family bathroom comprises a bath, separate shower, hand basin, W.C. and LED mirror. The landing has a drop down ladder giving access to a fully boarded loft space with electricity and Velux windows. Externally to the rear is a well maintained West facing garden with a patio area, lawn, attractive summer house featuring bi-fold doors, electricity and wi-fi. To the front is a garden, block paved driveway, garage with an electric door.

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

16'0" x 13'4"

### Sitting Room

17'5" x 12'8"

### Kitchen/Diner

19'0" x 12'10"

### W.C.

### Bedroom One

17'7" x 12'8"

### En-suite

8'2" x 6'8"

### Bedroom Two

16'9" x 13'7"

### Bedroom Three

13'6" x 13'4"

### Bedroom Four

12'9" x 9'0"

### Bathroom

9'6" x 9'4"

### Summer House

13'7" x 10'4"

### Externally

Externally to the rear is a well maintained West facing garden with a patio area, lawn, attractive summer house featuring bi-fold doors, electric and wi-fi. To the front is a garden, block paved driveway, garage with an electric door. A separate door gives access to an inner lobby which leads to the garage and out to the rear garden.

### Surrounding Area

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.

### Tenure

Freehold

