



# Albury Park Road, Tynemouth



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1370.9 ft<sup>2</sup>  
127.36 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(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 £540,000

## Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS UNIQUE FOUR BEDROOM PERIOD PROPERTY SITUATED WITHIN THIS SOUGHT AFTER AREA OF TYNEMOUTH

Occupying a corner plot is this attractive four bedroom terraced property which is conveniently located close to Tynemouth Village and only a stone's throw from the Metro station. Boasting spacious accommodation, period features, private rear yard and gardens to the front and side.

Briefly comprising: Entrance vestibule to an inviting hallway leading to all rooms. The living room is bright and airy with a bay window and door opening out to the garden. There is a feature fireplace with a log burning stove and built in cupboards and shelving to the alcoves. An open plan kitchen/diner offers a generous space perfect for family living and entertaining friends. Fitted wall and base units provide plenty of storage as well as having granite worktops and a peninsular for seating. Integrated appliances include a dishwasher, extractor fan and wine fridge, with space for a Range style oven. There is decorative coving, a feature fireplace and a large bay window to the front.

To the first floor is a spacious split landing giving access to all four bedrooms. The main bedroom offers a dual aspect allowing plenty of light to fill the room, the alcoves benefit from fitted cupboards and shelving as well as having a feature fireplace. Two further bedrooms are good size doubles with fitted wardrobes and fireplaces.

The modern family bathroom comprises a bath, separate shower, LED mirror, hand basin within a vanity unit, W.C. and heated towel rail.

Externally to the rear is a pleasant paved private yard with a timber shed. To the front and side are private gardens laid mainly to lawn with patio areas and mature planting.

This property is ideally located close to the village centre and a stone's throw away from the Metro station offering fantastic links to Newcastle city centre and other coastal towns. Tynemouth village has an excellent choice of shops, restaurants and the award winning Long Sands beach which offers an idyllic location for surfing and other outdoor activities.

## Entrance Vestibule

## Hallway

## Living Room

14'3" x 13'3"

## Kitchen/Diner

22'8" x 11'9"

## Utility Room

11'10" x 6'8"

## W.C.

## Bedroom

13'5" x 13'1"

## Bedroom

12'1" x 10'10"

## Bedroom

11'4" x 10'0"

## Bedroom

8'6" x 6'10"

## Bathroom

11'0" x 3'9"

## Externally

Externally to the rear is a pleasant paved private yard with a timber shed. To the front and side are private gardens laid mainly to lawn with patio areas and mature planting.

## Surrounding Area

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## Tenure

Freehold

