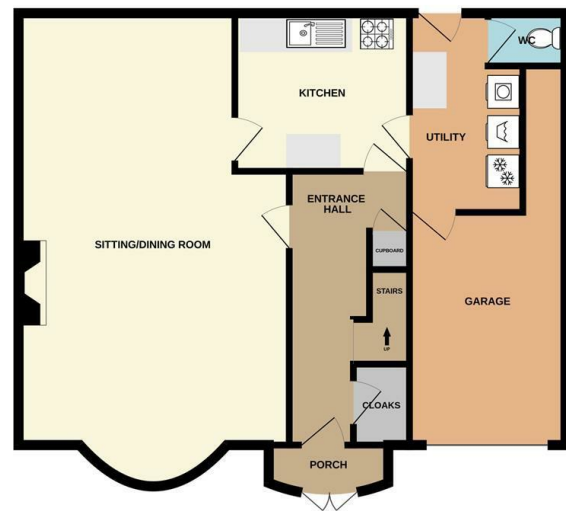




Beach Road, Tynemouth

GROUND FLOOR



FIRST FLOOR



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		83
(69-80)	C		
(55-68)	D	58	
(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 £500,000

Description

SUBSTANTIAL FOUR BEDROOM SEMI-DETACHED PROPERTY SITUATED IN SOUGHT AFTER AREA OF TYNEMOUTH IN NEED OF MODERNISATION

Brannen & Partners welcome to the market this extended four bedroom semi-detached family home situated in Tynemouth. Benefitting from a substantial living space, four sizeable bedrooms and fitted kitchen, complete with double driveway and garage. The family feel and potential of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Briefly comprising: Entrance porch into the large hallway, with stairs to the first floor, two integral storage cupboards, and access to both the living room and kitchen. The substantial living room houses an original bay window to the front accompanied with another ample window to the rear, flooding the space with natural light. The feature fireplace with gas fire finishes the room, whilst another door leads into the kitchen. The wood panelled kitchen has several fitted base units and space for under counter appliances, as well as plantation shutters to the windows. A door offers access to a handy utility room which provides storage, plumbing for a washing machine, access to the garage as well as a separate W.C. There is also a door which leads to the rear garden.

To the first floor are four bedrooms, which all provide fitted storage, three of which are doubles. To the centre of the open landing, the family bathroom consists of tiled walls, panelled bath with shower overhead, hand basin and separate W.C adjacent to this room. Both spaces are furnished with plantation shutters to the windows.

Externally to the rear, is a considerable private garden with a well maintained lawn, mature shrubs and timber shed. To the front is a block paved double driveway, raised patio and garage.

Ideally located close to the village centre and a stone's throw away from 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. The village has a great choice of shops, restaurants and is host to a weekend market. There are a choice of highly regarded schools within the local area.

Entrance Vestibule

Hallway

7'1" x 16'9"

Living Room

16'1" x 29'4"

Kitchen

10'6" x 9'7"

Utility

6'2" x 12'1"

Downstairs WC

Garage

23'6" x 9'7"

Landing

Bedroom Four

9'7" x 22'8"

Bathroom

5'5" x 6'10"

Separate WC

Bedroom Two

13'0" x 16'0"

Bedroom One

15'6" x 15'11"

Bedroom Three

10'3" x 8'8"

Tenure

Freehold

