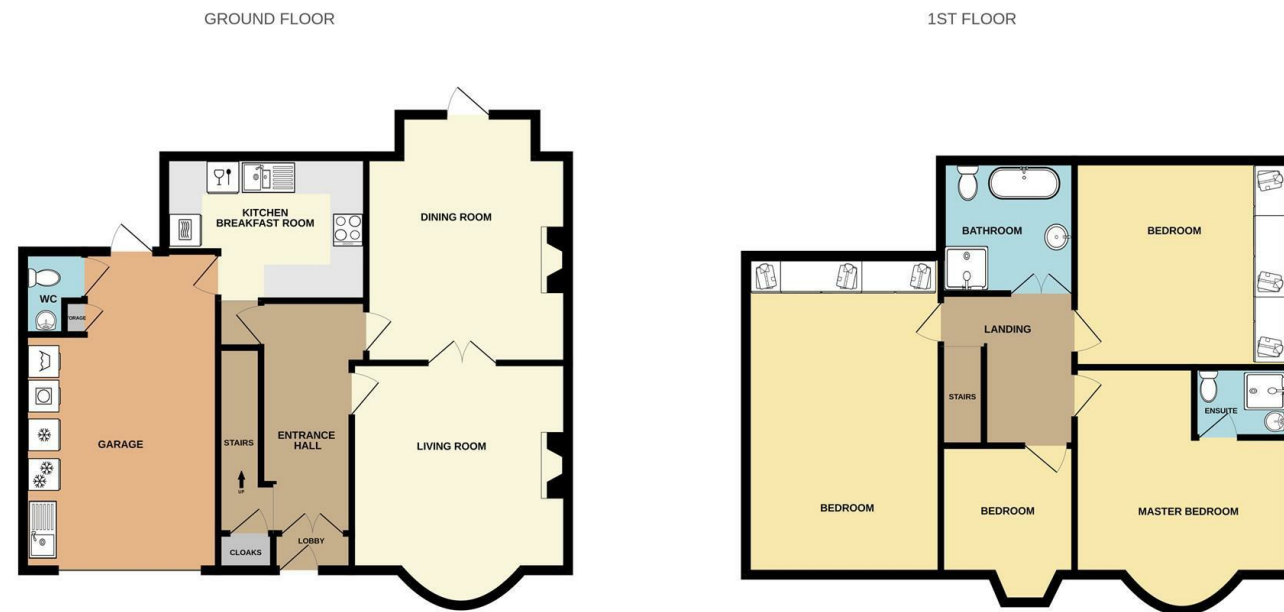




The Broadway, Tynemouth



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.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(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

EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME CONVENIENTLY LOCATED CLOSE TO THE SEAFRONT IN TYNEMOUTH

Brannen & Partners are delighted to offer to the market this spacious four bedroom semi detached property which is situated within this sought after area in Tynemouth. Boasting generous size accommodation, two reception rooms, large garden and garage with driveway parking.

Briefly comprising: Entrance vestibule with double doors to a spacious hallway. The living room has a bay window overlooking the front of the property, a fireplace featuring a gas fire and double doors leading to the dining room. A door from the dining room gives access out to a patio area within the rear garden. The well equipped kitchen has a good range of fitted wall and base units and granite worktops, integrated appliances include a double oven, electric hob, extractor fan, fridge and dishwasher. A door leads to the garage which has an electric door, there is plumbing for a washing machine and a separate W.C. with hand basin.

To the first floor is a bright and airy landing. There are four bedrooms, three of which are really good size doubles and one benefits from an en-suite shower room with hand basin and W.C. The well appointed family bathroom comprises a bath, separate shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a large garden laid mainly to lawn and two patio areas. To the front is a low maintenance garden, garage and driveway parking for multiple cars.

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

15'11" x 13'5"

Dining Room

15'9" x 12'5"

Kitchen

12'5" x 8'5"

Bedroom

16'0" x 13'0"

En-suite

6'2" x 4'7"

Bedroom

12'10" x 10'10"

Bedroom

17'3" x 11'8"

Bedroom

10'4" x 9'0"

Bathroom

8'11" x 7'10"

Externally

Externally to the rear is a large garden laid mainly to lawn and two patio areas. To the front is a low maintenance garden, garage and driveway parking for multiple cars.

Tenure

Freehold

