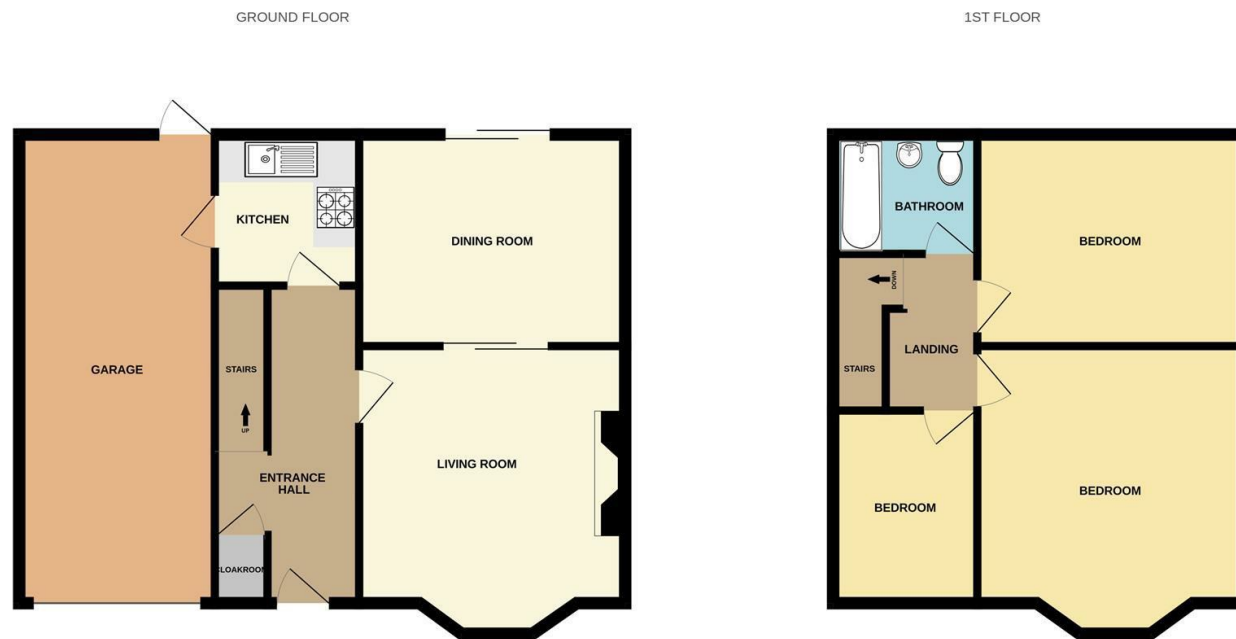




Linthorpe Road, Tynemouth



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	63	
(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.

Price Guide £320,000

Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN TYNEMOUTH OFFERED WITH NO UPPER CHAIN

We are delighted to bring to the market this well proportioned three bedroom semi detached property located within this popular area of Tynemouth. Benefitting from two reception rooms, West facing garden and garage with driveway parking. The family feel and potential of this property makes for an exciting opportunity which can only be truly appreciated by viewing.

Briefly comprising: Entrance porch to the hallway leading to all rooms. The living room has a bay window overlooking the front of the property, double sliding doors give access to the dining room where there are patio doors to the rear garden. The kitchen has fitted wall and base units which includes an integrated double oven and electric hob. A handy utility room provides additional storage, plumbing for a washing machine and access out to the rear garden and to the garage. To the first floor are three bedrooms which all benefit from fitted storage, two of which are good size doubles. The bathroom comprises a bath with shower over, hand basin and W.C.

Externally to the rear is a private West facing garden which has a lawn, mature planting and to the front is a lawn, driveway parking and a garage.

Tynemouth Village offers a great selection of local shops and restaurants as well as the award winning Long Sands beach. There are excellent road links in to the City centre as well as fantastic schooling nearby.

Entrance Porch

Hallway

Living Room

13'2" x 17'0"

Dining Room

10'9" x 9'1"

Kitchen

9'0" x 8'11"

Utility Room

8'0" x 6'7"

Bedroom

17'2" x 11'3"

Bedroom

11'3" x 9'5"

Bedroom

9'4" x 8'5"

Bathroom

6'10" x 5'5"

Externally

Externally to the rear is a private West facing garden which has a lawn, mature planting and to the front is a lawn, driveway parking and a garage.

Tenure

Freehold

