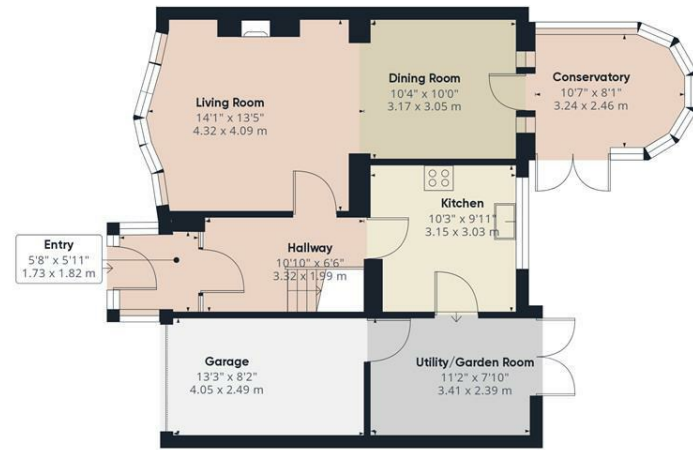
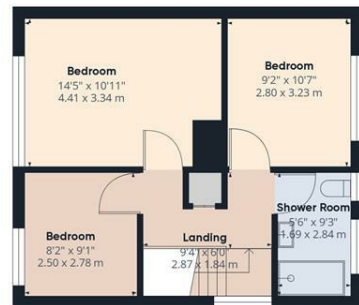




Beach Road, Tynemouth



Ground Floor



Floor 1

Approximate total area¹⁾
1252.19 ft²
116.33 m²

(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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	72	
(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 £390,000

Description

WELL PROPORTIONED THREE BEDROOM SEMI DETACHED PROPERTY LOCATED WITHIN THIS POPULAR RESIDENTIAL AREA IN TYNEMOUTH

Brannen & Partners welcome to the market this three bedroom semi detached property situated in Tynemouth. Benefitting from open plan living, conservatory, private garden and driveway parking with a garage.

Briefly comprising: Entrance porch to the hallway with stairs to the first floor. The living room has a large window overlooking the front of the property and a fireplace housing a gas fire. An opening leads to the dining room which has a door giving access to the conservatory offering views over the rear garden. The kitchen has fitted units which include a gas hob, electric oven and extractor fan. A handy utility/garden room provides additional storage and living space with double doors opening out to the rear garden.

To the first floor are three good size bedrooms, two of which benefit from fitted wardrobes. The modern shower room comprises a large walk in shower, W.C. vanity unit housing a hand basin and a heated towel rail. The landing has a loft hatch with a drop down ladder offering additional storage space.

Externally to the rear is a private garden laid mainly to lawn and to the front is driveway parking for multiple cars.

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

14'2" x 13'5"

Dining Room

10'4" x 10'0"

Conservatory

10'7" x 8'0"

Kitchen

10'4" x 9'11"

Utility/Garden Room

11'2" x 7'10"

Bedroom

14'5" x 10'11"

Bedroom

10'7" x 9'2"

Bedroom

9'1" x 8'2"

Shower Room

9'3" x 5'6"

Externally

To the rear is a private garden laid mainly to lawn and to the front is driveway parking for multiple cars.

Tenure

Freehold

