



GROUND FLOOR

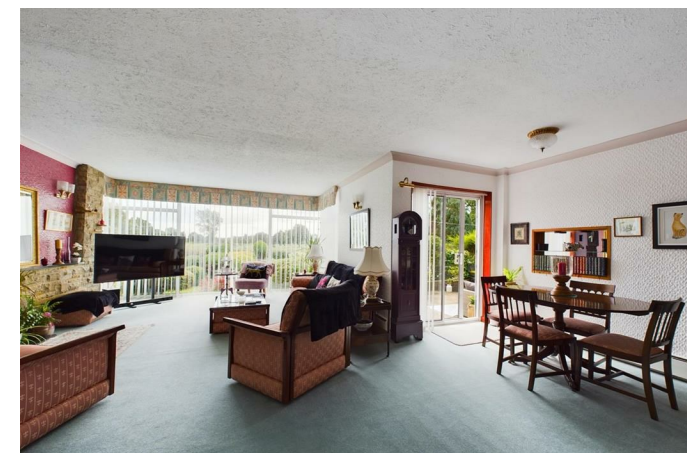
1ST FLOOR



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		82
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Southlands, Tynemouth



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 £685,000

Description

RARE TO THE MARKET IS THIS SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING AN ENVIABLE POSITION OVERLOOKING TYNEMOUTH GOLF COURSE OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this wonderful four bedroom property situated within this highly sought after area in Tynemouth. Boasting fantastic open views over the golf course, open plan living, well maintained gardens and driveway parking with a double garage.

Briefly comprising: Entrance to a spacious hallway giving access to all rooms. The open plan lounge/diner benefits from full height windows offering open views over the private garden and Tynemouth golf course. There are sliding patio doors from the dining area opening out to a patio within the rear garden. The kitchen/breakfast room has fitted wall and base units which includes an integrated electric hob, oven, dishwasher and microwave. A handy utility room provides additional storage, sink and access out to the side of the property as well as access to the double garage. A snug is accessed from the entrance hallway, this room also benefits from views over the golf course. There is also a cloaks room with W.C and hand basin. To the first floor is a bright and airy landing. There are four good sized bedrooms which all benefit from fitted wardrobes. The main bedroom has an en-suite shower room with hand basin and W.C. The family bathroom comprises a bath, separate step in shower, hand basin and W.C.

Externally to the rear is a well maintained private garden which boasts fantastic views over Tynemouth golf course, there are two patio areas, lawn and mature planting. To the front is a lawn, driveway parking for multiple cars and a double garage.

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

Entrance Hallway

Cloak Room/W.C.

Lounge/Diner

23'5" x 20'2"

Snug

14'7" x 9'1"

Kitchen/Breakfast Room

13'3" x 7'10"

Utility Room

9'8" x 4'9"

Bedroom

12'9" 10'4"

En-suite

Bedroom

17'8" x 10'6"

Bedroom

10'6" x 10'0"

Bedroom

10'6" x 10'2"

Bathroom

8'9" x 7'9"

Externally

Tenure

Freehold

