



The Broadway, Tynemouth

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		
(69-80) C	69	81
(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 £800,000

Description

BEAUTIFUL FOUR BEDROOM SEMI DETACHED FAMILY HOME IDEALLY LOCATED WITHIN THIS HIGHLY SOUGHT AFTER AREA IN TYNEMOUTH WITH LARGE DOUBLE GARAGE

Brannen & Partners are delighted to welcome to the market this wonderful four bedroom semi detached property in Tynemouth. With many original features, stained glass windows beautiful gardens, large garage and within walking distance to Tynemouth village.

Briefly comprising; Entrance hallway with original front door and stained glass windows, a good sized cloakroom is accessible from this bright and spacious entry. A stained glass door leads into the warm and welcoming hallway with a half gallery staircase. The lounge is situated to the front of the property with dual aspect and an open fireplace, this wonderful lounge is spacious, light and bright with a beautiful bay window overlooking the front garden. Also to the front is a large dining room with gas feature fireplace and an impressive mahogany dining table which transforms into a snooker table. At the rear of the property you can find a breakfast room with a large bay window looking out onto the rear garden, a door then leads into the good size kitchen with a range of wall and base units, integrated oven, microwave, dishwasher, fridge and freezer, a ceramic hob, waste disposal unit to the sink and tiled floor with underfloor heating.

Furthermore the property has a utility room with plumbing for washing machine, additional wall and base units and a separate W.C. Upstairs the half gallery landing with a beautiful stained glass window is bright and spacious. To the front are two generously sized bedrooms, one with dual aspect and both have fitted wardrobes. Two more good sized bedrooms can be found upstairs and a family bathroom, with separate shower and jacuzzi bath.

Externally are beautifully tended to front and rear gardens, with mature shrubs and pristine lawns. With a stone patio and a raised deck there is a choice of seating areas depending on the time of day. The large garage with inspection pit can be accessed from the rear garden. A good sized block paved driveway provides off street parking. The property would provide a wonderful family home in this prime location and can only be truly appreciated by a visit.

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. Highly regarded schools are within walking distance.

Entrance
7'2" x 8'2"

Cloaks
2'3" x 7'2"

Hallway
16'4" x 7'10"

Lounge
16'0" x 15'8"

Dining room
17'4" x 14'1"

Breakfast room
14'5" x 14'1"

Kitchen
7'2" x 20'4"

Utility room
7'6" x 5'10"

W.C
2'7" x 2'11"

Landing
19'8" x 7'10"

Bedroom One
16'0" x 17'4"

Bedroom Two
14'9" x 15'1"

Bedroom Three
14'9" x 9'10"

Bedroom four
7'2" x 11'5"

Bathroom
9'2" x 8'10"

Garage
15'8" x 22'3"

Externally
Front and rear Gardens, Detached Garage and Driveway

Tenure
Freehold

