



Southlands, Tynemouth



Ground Floor



Floor 1

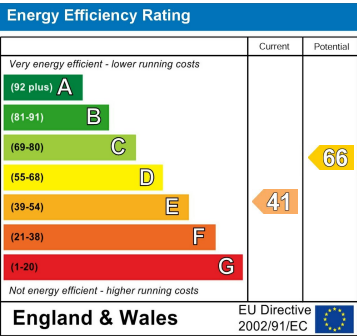
Approximate total area<sup>(1)</sup>  
2241.05 ft<sup>2</sup>  
208.2 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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 £700,000



Description

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

Brannen & Partners are delighted to welcome to the market this well proportioned four bedroom property situated within this highly sought after area in Tynemouth. Boasting fantastic open views over Tynemouth Golf Course, three reception rooms, well maintained private gardens and driveway parking with a garage.

Briefly comprising: Entrance vestibule leading to a welcoming hallway giving access to all rooms and stairs to the first floor. The living room is bright and airy featuring a large window overlooking the rear garden allowing plenty of light to fill the room. Situated to the front is the dining room with open views and a further reception room has sliding patio doors giving access out to the rear garden. The kitchen/breakfast room is well equipped with fitted wall and base units, integrated appliances include an electric hob, double oven and plumbing for a dishwasher. A modern fully tiled shower room is accessed from the entrance vestibule.

To the first floor is a bright and spacious split landing which benefits from built in storage cupboards. There are four double bedrooms which all benefit from fitted wardrobes providing additional storage, the main bedroom boasts an en-suite bathroom. The family bathroom comprises a bath, separate shower, hand basin and W.C.

Externally to the rear is a wonderfully private south facing garden overlooking Tynemouth Golf Course and to the front is a low maintenance garden, driveway parking and a garage.

Located within walking distance of Tynemouth Village and 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 also nearby.

Entrance Vestibule

Shower Room  
8'9" x 5'5"

Hallway

Living Room  
16'9" x 13'1"

Sitting Room  
12'6" x 11'9"

Dining Room  
16'7" x 10'4"

Kitchen/Breakfast Room  
16'4" x 10'4"

Bedroom One  
14'1" x 9'9"

En-suite  
7'11" x 5'6"

Bedroom Two  
17'3" x 12'7"

Bedroom Three  
12'7" x 10'4"

Bedroom Four  
12'8" x 10'0"

Bathroom  
10'3" x 7'4"

W.C.

Garage  
16'10" x 14'3"

Externally

To the rear is a wonderfully private south facing garden overlooking Tynemouth Golf Course and to the front is a low maintenance garden, driveway parking and a garage.

Tenure  
Freehold

