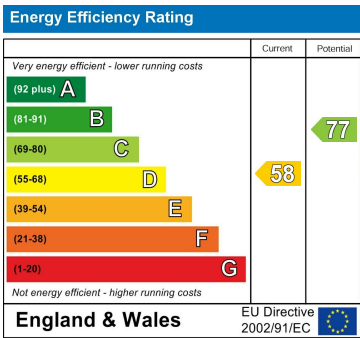




Southlands, Tynemouth



**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.



Price Guide £775,000



Description

IMMACULATE, MODERN AND SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME OFFERING VERSATILE LIVING ACCOMMODATION WITH DOUBLE GARAGE, FRONT AND REAR GARDENS SITUATED WITHIN THIS HIGHLY SOUGHT AFTER AREA IN TYNEMOUTH.

Brannen & Partners are delighted to welcome to the market this wonderful, spacious four bedroom detached property which has been modernised to a high standard. Benefitting from a double garage, ample off road parking, front and large rear garden, within walking distance to Tynemouth Village, Longsands Beach as well as many local amenities.

Briefly comprising: Entrance vestibule leading to a large welcoming hallway giving access to all rooms and a walk in under stairs storage area with a window. The living room is bright and airy featuring a window overlooking the front garden and patio doors leading to the large rear garden allowing plenty of light to fill the room. This room has a beautiful inset wall mounted feature remote fire and fitted storage. The modern kitchen/diner is well equipped with fitted wall and base units, integrated appliances include an electric hob, double oven, extractor fan and dishwasher. Also benefitting from an island providing seating and additional storage, patio doors lead to the rear garden. A handy utility room is plumbed for a washing machine and dryer and offers additional storage with a door leading outside. A separate W.C is accessed from the entrance vestibule.

To the first floor is a bright and spacious split landing which benefits from an oak and glazed staircase. There are four good sized bedrooms, the main bedroom benefits from built in wardrobes and boasts a wonderful en-suite shower room. The stylish family bathroom is of a modern design comprising a free standing bath, separate shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a large well maintained garden with patio area and boasts a wonderful seating area with pergola. The garden benefits from mature trees and side access. To the front is a low maintenance garden, driveway parking and a double garage.

The current owners have planning permission for front and rear extensions to the property.

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

W.C

Hallway  
13'3" x 11'2"

Living Room  
21'10" x 11'10"

Kitchen/Diner  
21'8" x 11'3"

Utility Room  
6'10" x 5'3"

Landing

Bedroom One  
13'1" x 12'2"

En-Suite  
7'8" x 2'11"

Bedroom Two  
12'0" x 10'4"

Bedroom Three  
12'1" x 8'7"

Bedroom Four  
9'0" x 7'11"

Bathroom  
11'7" x 5'11"

Externally  
Externally to the rear is a large well maintained garden with patio area and boasts a wonderful seating area with pergola. The garden benefits from mature trees and side access. To the front is a low maintenance garden, driveway parking and a double garage.

Garage  
18'9" x 14'3"

Tenure  
Freehold

