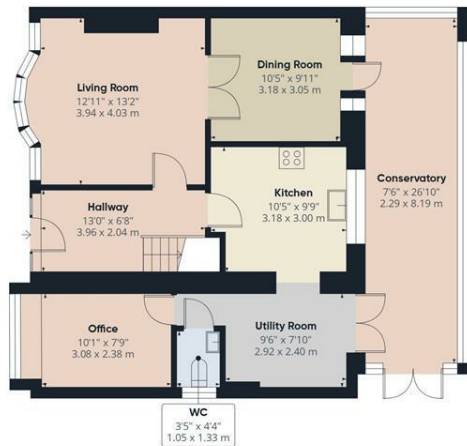




Barton Close, Tynemouth



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1511 ft²
140.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

Price Guide £450,000

Description

EXTENDED FOUR BEDROOM SEMI DETACHED PROPERTY OCCUPYING A GENEROUS SIZED PLOT WITHIN A QUIET CUL-DE-SAC IN TYNEMOUTH

Brannen & Partners welcome to the market this spacious four bedroom semi detached family home situated within this sought after area in Tynemouth. Showing fantastic potential, occupying a substantial corner plot with wrap around gardens and large driveway for multiple cars.

Briefly comprising: Entrance hallway leading to all ground floor rooms and stairs to the first floor. Overlooking the front of the property is the living room featuring a large bay window and an inset gas fire. Double doors lead to the dining room where there is a further door to the conservatory. The well proportioned kitchen has fitted wall and base units including a double oven and five ring gas hob, an opening gives access to a utility area where there are further fitted units and double doors to the conservatory. There is a home office overlooking the front of the property and a separate W.C. with hand basin.

To the first floor are four bedrooms, three of which are doubles in size and one bedroom benefits from an en-suite shower room. The family bathroom comprises a bath, W.C and hand basin. The landing area has a hatch with a drop down ladder giving access to a partially boarded loft space.

Externally to the rear and side of the property is a generous sized garden and to the front is a large driveway for multiple cars.

Situated within this sought after residential area in Tynemouth close to local shops, amenities and highly regarded schools nearby. Tynemouth Village and seafront is within walking distance as well as North Shields being a short drive away.

Entrance Hallway

Living Room
13'2" x 12'11"

Dining Room
10'5" x 10'0"

Kitchen
10'5" x 9'10"

Utility Room
9'6" x 7'10"

Office
10'1" x 7'9"

W.C.

Bedroom One
18'1" x 8'1"

En-suite
7'11" x 5'10"

Bedroom Two
12'5" x 10'11"

Bedroom Three
10'5" x 9'1"

Bedroom Four
8'10" x 8'3"

Bathroom
9'3" x 5'5"

Externally
Externally to the rear and side of the property is a generous sized garden and to the front is a large driveway for multiple cars.

Tenure
Leasehold

