



Westlands Tynemouth

An outstanding, semi-detached, extended bungalow on this highly sought after street in Tynemouth. Close to local amenities, schools, shops and a short drive to Tynemouth Village and Metro. Beautifully presented throughout, with the current owners re-designing the layout thoughtfully to offer, space, storage and a wonderful flow throughout. Impressive entrance hallway with ample storage, front facing lounge with feature bay window, allowing maximum light into the room, luxurious family bathroom with both walk-in shower cubicle and bath, stunning dining kitchen with doors out to the garden and a range of stylish fitted units with integrated appliances, utility room, storage into the part converted garage space, large double bedroom overlooking the garden area. To the first floor there are two double bedrooms with rear dormers and an additional snug/office space on the landing area. Contemporary and stylish en-suite "Jack and Jill" shower room. Large, block paved front driveway with parking for multiple vehicles. A truly fabulous property, we are absolutely in love!

£450,000

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Composite Entrance Door to:

ENTRANCE HALLWAY: wood effect flooring, double glazed window, cloaks cupboard, additional, walk-in storage cupboard with hanging and storage space, radiator, half glazed door to:

HALLWAY: impressive hallway with turned staircase to the first floor, door to:



LOUNGE: (front): 18'4 x 12'0, (5.59m x 3.66m), into alcoves and double, glazed feature bay window, a beautifully presented, light and airy lounge with recessed hearth, plinth mantel, two radiators

DINING ROOM: 14'6 x 8'8, (4.42m x 2.64m), gorgeous dining room with French doors opening out to the rear garden, wood effect flooring, vertical ladder radiator, spotlights to ceiling, through to:

KITCHEN: (rear): 12'3 x 8'2, (3.73m x 2.48m), fabulous, re-fitted kitchen, incorporating a high gloss range of base, wall and drawer units, co-ordinating worktops, one and a half bowl sink unit with mixer taps, integrated electric, double oven, hob, cooker hood, integrated fridge freezer, contemporary tiling, double glazed window, spotlights to ceiling, wood effect flooring, vertical ladder radiator, door to:



UTILITY ROOM: 7'9 x 7'5, (2.36m x 2.26m), stylish base, wall and drawer units, co-ordinating worktops, sink unit with mixer taps, plumbed for automatic washing machine, laminate flooring, vertical radiator, spotlights to ceiling, door to:

GARAGE: 7'5 x 6'0, (2.26m x 1.89m), part converted garage area, combination boiler

BEDROOM ONE: (rear): 13'4 x 12'11, (4.09m x 3.94m), including depth of high gloss, freestanding wardrobes, (negotiable), radiator, double glazed window



BATHROOM: 10'4 x 5'5, (3.15m x 1.65m), luxurious, re-fitted bathroom, comprising of, bath with hot and cold mixer taps and shower spray, separate, walk-in shower cubicle with chrome, wall mounted controls, chrome shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, tiled shower area and mostly tiled walls, tiled floor, spotlights to ceiling, double glazed window, vertical ladder radiator, extractor fan

FIRST FLOOR LANDING AREA:

STUDY AREA: 13'8 x 9'3, (4.17m x 2.82m), Velux window with open views, perfect for an office/snug or hobby space, radiator door to:

BEDROOM TWO: (rear): 14'3 x 12'0, (4.39m x 3.66m), maximum measurements, double glazed dormer window, radiator, door to:

EN-SUITE SHOWER ROOM: stylish shower cubicle, electric shower, sink unit with mixer taps, low level w.c. with push button cistern, ladder radiator, double glazed window, extractor, storage into eaves, door into:

BEDROOM THREE: (front): 14'3 x 9'6), (4.34m x 2.90m), two Velux windows, radiator, maximum measurements

EXTERNALLY: private and enclosed rear garden with delightful sunny aspect, not directly overlooked. Patio area, lawn, fencing, outside tap. Block paved driveway to the front with parking for multiple vehicles, up and over garage door to garage

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Fibre to Premises
- Mobile Signal Coverage Blackspot: No
- Parking: Garage/ Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: C

WB2901.AI.DB.29.01.2025.V.2



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | 71 | |
| (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 Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

