



Beach Road, Tynemouth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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 £700,000

Description

FULLY REFURBISHED FOUR BEDROOM SEMI DETACHED HOME SITUATED WITHIN THIS HIGHLY REGARDED AREA IN TYNEMOUTH ONLY MINUTES FROM THE SEAFRONT - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this stunning newly refurbished four bedroom property located within Tynemouth. Boasting stylish contemporary interiors, open plan living, two bathrooms, private garden, garage and driveway parking. Must be seen to appreciate the standard of finish!

Briefly comprising: Entrance porch to an inviting hallway which gives access to all ground floor rooms, a stunning oak and glass balustrade leads to the first floor and a walk in cupboard provides storage. Overlooking the front of the property is a beautiful living room, featuring a bay window, media wall with display shelves, TV recess, lighting and attractive inset fire.

To the rear is an impressive open plan kitchen/diner/family room, boasting spacious accommodation, plenty of natural light due to the bi-folding doors and Velux windows. The well equipped kitchen has a good range of fitted wall and base units with Quartz worktops and an island providing seating and storage. AEG integrated appliances include an induction hob, double oven, extractor fan, full height fridge and freezer, wine fridge and dishwasher. A handy utility room provides further storage, sink, plumbing for a washing machine, tumble dryer, access to a separate W.C. as well as access to the garage and out to the rear garden.

To the first floor are four bedrooms and family bathroom. Three of the bedrooms are generous doubles, two of which have fitted wardrobes and dressing table offering plenty of storage. The double bedroom to the rear boasts a modern en-suite shower room, comprising a walk in shower, double hand basin with a fitted vanity unit, W.C. and heated towel rail. The stunning family bathroom features a free standing bath, separate walk in shower, hand basin with a vanity unit, W.C., and heated towel rail.

Externally to the rear is a good sized private garden laid to lawn with a paved patio, to the front is a double driveway and garage.

Conveniently 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.

Entrance Porch

Hallway

Living Room

14'7" x 12'9"

Kitchen/Diner/Family Room

24'1" x 22'4"

Utility Room

11'5" x 6'3"

W.C.

Bedroom One

13'1" x 12'11"

En-suite

9'8" x 5'5"

Bedroom Two

13'0" x 12'11"

Bedroom Three

12'3" x 10'0"

Bedroom Four

10'2" x 8'7"

Bathroom

9'7" x 5'8"

Externally

Externally to the rear is a good sized private garden laid to lawn with a paved patio, to the front is a double driveway and garage.

Tenure

Freehold

