





4



2



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- Generous Family Home
- Four Bedrooms
- Ground Floor WC
- Excellent Amenities Nearby
- Viewing Recommended
- Semi Detached
- Two Bathrooms
- Sought After Location
- Council Tax Band *E*
- Call For More Information





** Video Tour on our YouTube Channel | <https://youtu.be/RLVsRFZAT3o>
**

This impressive, four-bedroom, semi-detached family home is positioned on the highly sought after The Broadway in Tynemouth.

The spacious accommodation briefly comprises: - imposing entrance hallway with a turnaround staircase and ground floor WC and three reception rooms offering versatile space for relaxing or entertaining guests, the lounge and dining room both with a feature fireplace and the family room with sliding door access to the rear. The modern kitchen is very well appointed with sleek fitted wall and floor units along with complementing work surfaces and also offers access to the rear garden via sliding doors. There is also a handy utility room with access to the rear and the garage.

To the first floor there are four bedrooms off the impressive landing area, three with fitted wardrobes and one with an en suite and there is also an opulent family bathroom WC with a high quality four-piece suite offering a real taste of luxury. Further benefits include gas central heating and double glazing.

Externally there is a paved driveway to the front for off street parking and there is a landscaped garden to the rear with a patio area, artificial lawn and raised planters.

This enviable location is only a few minutes' drive, or a 10 min walk from Long Sands beach and King Edwards Bay, and a fabulous variety of local amenities are within striking distance including cafes, bars and restaurants. There are good links to public transport facilities with prime bus routes and the Metro service.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *E*.



Living Room 17'11" x 13'4" (5.47 x 4.08)

Dining Room 11'8" x 13'4" (3.57 x 4.08)

Family Room 20'0" x 13'4" (6.11 x 4.08)

Kitchen 12'2" x 10'4" (3.72 x 3.16)

Utility Room 9'5" x 8'11" (2.88 x 2.74)

Main Bedroom 14'3" x 13'6" (4.35 x 4.12)

Bedroom Two 11'6" x 13'4" (3.51 x 4.08)

Bedroom Three 13'10" x 11'8" (4.23 x 3.57)

Bedroom Four 11'5" x 8'7" (3.50 x 2.63)

The difference between house and home

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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	

Contact Us: 0191 236 2070



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