

FOR  
SALE

31 BEACH ROAD, TYNEMOUTH NE30 2NU  
OFFERS OVER £750,000



#### 6 BEDROOM HOUSE - SEMI-DETACHED

- SIX BEDROOM SEMI DETACHED HOUSE
- WELL EXTENDED & IMMACULATELY PRESENTED THROUGHOUT
- STYLISH LIVING ROOM
- OPEN PLAN KITCHEN DINER & FAMILY ROOM
- UTILITY ROOM & DOWNSTAIRS SHOWER ROOM
- BEAUTIFUL FAMILY BATHROOM WC & ENSUITE
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

LIVING ROOM  
15'6 x 13'3

KITCHEN DINER & FAMILY ROOM  
22'0 x 20'4

UTILITY ROOM  
11'3 x 7'8

DOWNSTAIRS SHOWER ROOM  
10'6 x 3'11

PLAY ROOM  
11'4 x 8'4

LANDING

BEDROOM  
12'11 x 12'10

BEDROOM  
12'10 x 12'6

BEDROOM  
9'0 x 7'7

BEDROOM  
15'6 x 10'6

BEDROOM  
10'4 x 9'11

BATHROOM WC  
8'10 x 7'10

SECOND FLOOR LANDING

BEDROOM  
18'11 x 12'8

## 31 BEACH ROAD, TYNEMOUTH NE30 2NU

Situated in one of the North East's most desirable coastal locations, this stunning six bedroom semi-detached family home is immaculately presented, superbly extended and arranged over three impressive floors. Combining contemporary styling with beautiful period charm, the property offers an exceptional layout, generous proportions and stylish interiors throughout, making it ideal for modern family living.

The property is entered via a vestibule with door leading to a welcoming entrance hallway with access to the reception room, open plan kitchen diner/family room and stairs to the first floor. The stylish reception room offers an elegant space to relax, while the heart of the home is undoubtedly the outstanding contemporary kitchen diner and family room. Fitted with an excellent range of units, Silestone worktops, integrated dishwasher and microwave, space for a range oven with extractor hood over, and a central island incorporating additional storage, dishwasher and breakfast bar, this superb space is perfect for both entertaining and family life. Sliding doors open onto the substantial rear garden. A utility room with further units and a contemporary ground floor shower room complete the accommodation.

To the first floor there are five light and airy bedrooms, including one with bay window and fitted wardrobes, whilst another is currently utilised as a home office. The luxurious family bathroom features a slipper bath, walk-in rainfall shower, countertop wash basin and WC.

The impressive second floor principal suite boasts a walk-in wardrobe, contemporary ensuite, Juliet balcony and beautiful sea views. Externally there is an attached garage, driveway parking, front garden and substantial rear garden.

Tynemouth is renowned for its vibrant village atmosphere, award-winning beaches, excellent schools, independent shops, cafés and restaurants, together with superb transport links and a thriving coastal lifestyle, making it a highly sought after place to call home.

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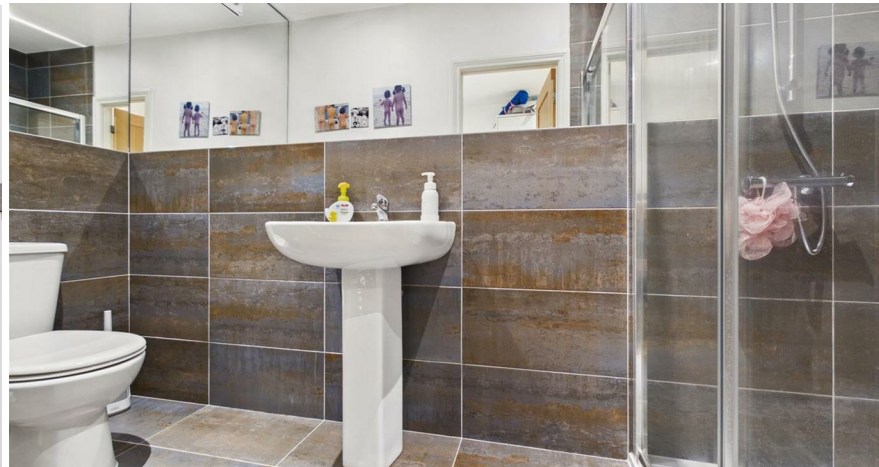
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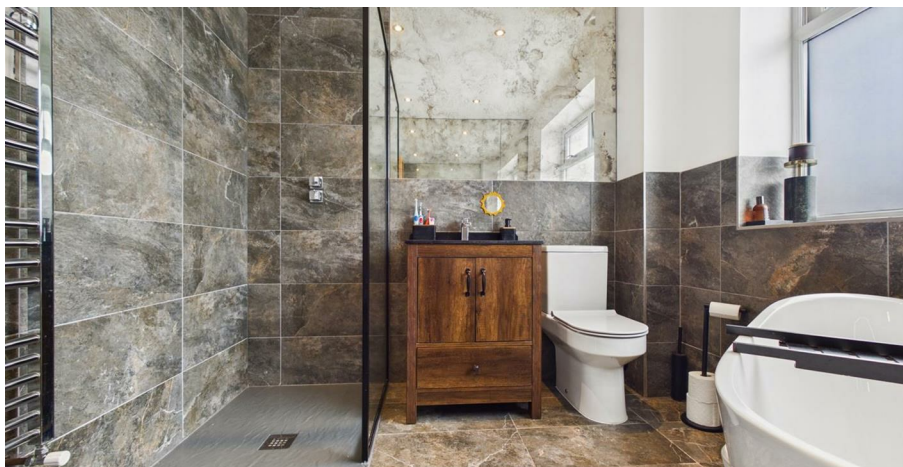
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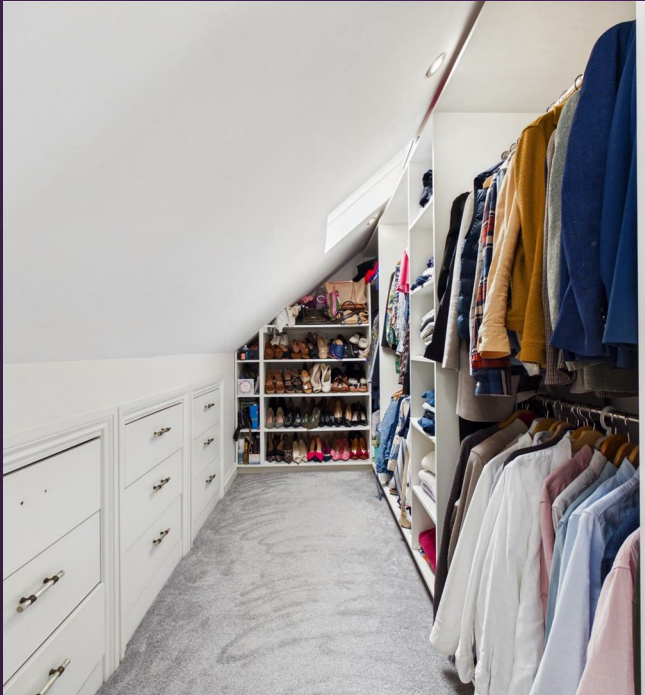
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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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#### Energy Efficiency Rating

|                                                    | Current   | Potential |
|----------------------------------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> |           |           |
| (92 plus) <b>A</b>                                 |           |           |
| (81-91) <b>B</b>                                   |           | <b>83</b> |
| (69-80) <b>C</b>                                   | <b>75</b> |           |
| (55-68) <b>D</b>                                   |           |           |
| (39-54) <b>E</b>                                   |           |           |
| (21-38) <b>F</b>                                   |           |           |
| (1-20) <b>G</b>                                    |           |           |
| <i>Not energy efficient - higher running costs</i> |           |           |

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                            | Current | Potential |
|------------------------------------------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |         |           |
| (92 plus) <b>A</b>                                         |         |           |
| (81-91) <b>B</b>                                           |         |           |
| (69-80) <b>C</b>                                           |         |           |
| (55-68) <b>D</b>                                           |         |           |
| (39-54) <b>E</b>                                           |         |           |
| (21-38) <b>F</b>                                           |         |           |
| (1-20) <b>G</b>                                            |         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |         |           |

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