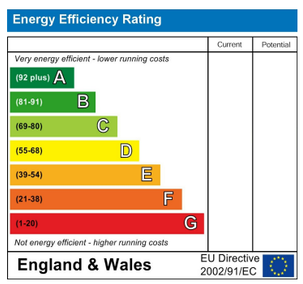
Brannen&Partners

www.brannen-partners.co.uk

St. Oswins Place, Tynemouth











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 £440,000

Description

A BEAUTIFULLY PRESENTED THREE BEDROOM HOME WITH THREE EN SUITE BATHROOMS, IDEALLY LOCATED IN THE HEART OF TYNEMOUTH, JUST A SHORT WALK FROM THE POPULAR FRONT STREET AND TYNEMOUTH LONGSANDS BEACH

Brannen & Partners are delighted to welcome to the market this charming three bedroom home, ideally situated in the heart of Tynemouth. The property offers well proportioned accommodation throughout, comprising three generously sized bedrooms, each benefiting from its own en suite bathroom, living room, spacious open plan dining kitchen, a convenient downstairs WC and a separate utility room. Further benefits include ample storage, a small private courtyard and the valuable addition of two allocated parking spaces.

Ideally positioned within easy walking distance of Tynemouth Village and the beautiful Longsands Beach, this property presents an excellent opportunity to enjoy the very best of coastal living.

Briefly comprising: Upon entering the property, a welcoming entrance porch provides useful understairs storage and leads through to a spacious hallway, offering access to all ground floor accommodation.

The bright and inviting living room benefits from three windows, allowing an abundance of natural light to flood the space. An electric fire with an attractive ornamental beam shelf above creates an appealing focal point, whilst a useful storage cupboard provides additional practicality.

The impressive open plan dining kitchen offers an excellent space for both everyday living and entertaining. The dining area benefits from two large windows, flowing seamlessly into a stylish fitted kitchen comprising a range of wall and base units, integrated Bosch microwave, oven, electric hob with extractor hood, fridge freezer and dishwasher. A large window further enhances the natural light.

A door leads through to a useful utility/storage area, whilst a separate ground floor WC, fitted with a hand wash basin, completes the ground floor accommodation.

A staircase rises from the hallway to a spacious first floor landing, complete with a useful storage cupboard and providing access to three well proportioned bedrooms, each benefiting from its own en-suite bathroom or shower room.

The principle double bedroom also benefits from fitted wardrobes and a window, together with its own en-suite bathroom comprising a WC, hand wash basin, bath with overhead shower, heated towel rail and window.

The second bedroom is a generous double room with a window and access to its own en-suite bathroom. The en-suite comprises a WC, hand wash basin, bath with overhead shower, heated towel rail and window providing natural light and ventilation.

The second double bedroom also benefits from fitted wardrobes and a window, together with its own en-suite bathroom comprising a WC, hand wash basin, bath with overhead shower, heated towel rail and window.

The third bedroom enjoys a window and its own en-suite shower room, fitted with a WC, hand wash basin with vanity storage beneath, shower cubicle with overhead shower and heated towel rail.

Externally, the property benefits from a small private courtyard, storage space with roller shutter door, together with the added advantage of two private parking spaces to the front.

This property is ideally located close to Tynemouth village centre and a short walk from the award winning Longsands Beach which offers an idyllic location for surfing and other outdoor activities. Ideally positioned for families as it is within easy reach of highly regarded schools at all levels.

Porch
3'7" x 2'11"

Hallway
9'1" x 6'8"

Living Room
17'11" x 12'7"

Open Plan Dining Kitchen
29'7" x 11'9"

Utility
8'0" x 5'3"

W.C
5'4" x 5'2"

Landing
12'1" x 6'2"

Bedroom
12'7" x 12'2"

En Suite
12'7" x 5'4"

Hallway
6'4" x 4'6"

Bedroom
18'4" x 13'0"

En Suite
7'7" x 6'4"

Bedroom
11'8" x 9'6"

En Suite
7'11" x 3'3"

Storage
12'11" x 6'0"

Small Courtyard

Two Parking Spaces

Tenure
Freehold











