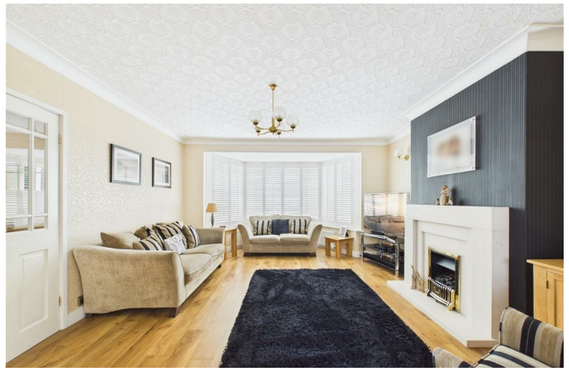


Brannen&Partners

www.brannen-partners.co.uk

Beach Road, 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 £500,000

Description

IMMACULATELY PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THIS SOUGHT AFTER RESIDENTIAL AREA IN TYNEMOUTH - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this extended and improved four bedroom semi detached property situated within Tynemouth. Boasting spacious accommodation set over two floors, bright and airy open plan living, two bathrooms, private low maintenance garden, driveway parking and a garage.

Briefly comprising: Entrance porch with double doors leading to an inviting hallway. The generously proportioned living room overlooks the front of the property and features a large bay window, fitted shutters and a fireplace housing a gas fire. An opening leads to the dining room where double doors give access to the conservatory offering views over the rear garden.

The extended kitchen/breakfast room is well equipped with a modern range of fitted wall and base units with a peninsular providing storage and seating. Integrated appliances include an induction hob, double oven, extractor hood, microwave, dishwasher and washing machine. French doors open out to a patio area within the rear garden. A handy utility room provides additional storage, sink and space for a tumble dryer. From here is access to a separate a W.C.

To the first floor are four bedrooms and two bathrooms. Three of the bedrooms are good sized doubles, two of these rooms benefit from built in wardrobes providing additional storage. The fully tiled family bathroom comprises a bath, separate step in shower, hand basin within a fitted vanity unit, W.C. and heated towel rail. There is also a fully tiled shower room with a hand basin housed within a vanity unit, W.C. and heated towel rail.

Externally to the rear is a private low maintenance garden featuring a paved patio, composite decking and an artificial lawn. To the front is a large driveway and garage.

Located within walking distance of Tynemouth Village and 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. Highly regarded schools are also nearby.

Entrance Porch

Hallway

Living Room
18'4" x 14'1"

Dining Room
11'4" x 8'3"

Conservatory
8'11" x 8'9"

Kitchen/Breakfast Room
19'8" x 11'6"

Utility Room
7'2" x 5'0"

W.C.

Bedroom One
17'3" x 13'1"

Bedroom Two
17'0" x 10'1"

Bedroom Three
10'2" x 9'5"

Shower Room
10'1" x 6'0"

Bedroom Four
10'4" x 8'2"

Bathroom
10'8" x 5'6"

Externally
To the rear is a private low maintenance garden featuring a paved patio, composite decking and an artificial lawn. To the front is a large driveway and garage.

Tenure
Leasehold - 932 years remaining.











