



Campsie Crescent | Tynemouth | NE30 3QS

£375,000

A beautiful, highly sought after family semi-detached family home in such a sought after location! Approximately a ten minute walk from Tynemouth beaches, within catchment for excellent local schools, close to amenities, local shops and excellent transportation links. Substantially improved by the current owner and showcasing a light and airy hallway, stunning lounge with features media wall, shelving and Infinity fire, attractive bow window, outstanding, re-fitted, open plan dining kitchen with peninsular and integrated appliances, door through to double length garage with utility space and access out to the garden. Impressive landing area, three double bedrooms, two with fitted storage, luxurious, re-fitted shower room with double shower cubicle and forest waterfall spray. Large, enclosed rear garden, front garden and driveway. We love, love, love!

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Beautiful Family Semi

Within Catchment for Popular Schools

Lounge with Feature Media

Luxurious, Re-Fitted Shower

Ten Minute Walk to Beach

Impressive Hallway and

Stunning Open Plan Dining

**Gorgeous Garden, Double
Length
Garage, Driveway**



T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking:

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

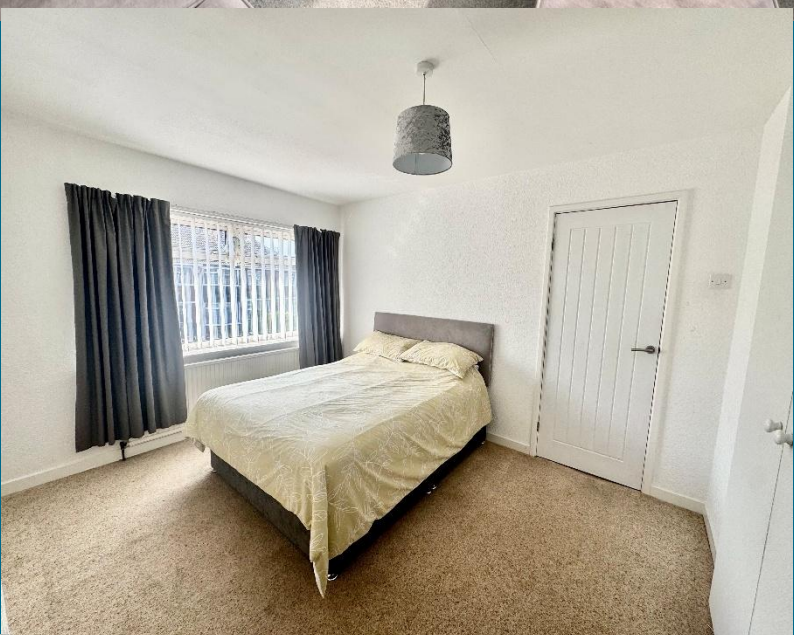
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

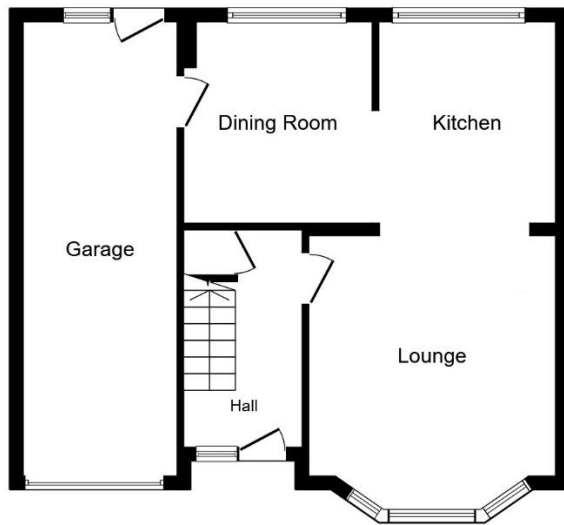
EPC RATING: C

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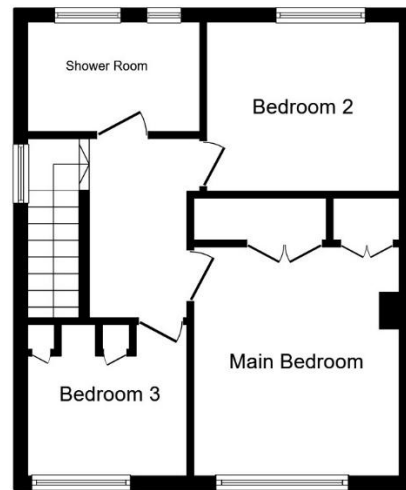


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Ground Floor
Floor area 57.9 sq.m. (623 sq.ft.)



First Floor
Floor area 40.3 sq.m. (433 sq.ft.)

Total floor area: 98.1 sq.m. (1,056 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.ie

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



