FOR SALE

# 29 MILLVIEW DRIVE, TYNEMOUTH NE30 2PU
## OFFERS OVER £575,000



3 BEDROOM HOUSE - SEMI-DETACHED

- FANTASTIC THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGH AFTER TYNEMOUTH AREA
- OPEN PLAN RECEPTION ROOMS
- CLASSIC KITCHEN DINER
- FAMILY BATHROOM & DOWNSTAIRS WC
- FRONT GARDEN WITH DRIVEWAY PARKING & GARAGE
- WEST FACING REAR GARDEN WITH VIEWS OF TYNEMOUTH GOLF COURSE
- NO UPPER CHAIN
- EPC RATING D

VIEW PROPERTY

ENTRANCE HALLWAY
15'6 x 7'1

RECEPTION ROOM
17'4 x 13'4

RECEPTION ROOM
14'6 x 12

CONSERVATORY
11'8 x 9'9

KITCHEN DINER
18'0 x 14'4

DOWNSTAIRS WC
3 x 2'10

BEDROOM
17'5 x 10'1

BEDROOM
15'11 x 10'1

BEDROOM
12'0 x 8'5

BATHROOM WC
8'4 x 7'10

GARAGE
16' x 8'9

FRONT GARDEN

REAR GARDEN

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Situated in the heart of Tynemouth, an extremely sought after area, this charming three bedroom semi detached home offers a wonderful blend of period character, generous proportions and exciting potential, with delightful views overlooking the golf course. Rare to the market and offered for sale with no upper chain, this appealing property will attract a range of buyers looking to create their ideal home in a highly desirable location.

The property is entered via a vestibule leading into a welcoming entrance hallway, providing access to a ground floor WC, two reception rooms and a kitchen diner, with stairs rising to the first floor. The two reception rooms flow seamlessly together, creating a grand and spacious living area, with the second reception room opening into a conservatory overlooking the garden.

The kitchen diner features a range of classic wall, base and drawer units complemented by contrasting worktops and an integrated single oven. Further access is provided to the attached garage and a useful rear lean to. The ground floor WC is fitted with a wall mounted vanity unit and low level WC.

To the first floor, the landing leads to three well proportioned bedrooms and a family bathroom. The principal bedroom is spacious and benefits from fitted wardrobes, while bedroom two is also light and generously sized, with fitted storage. Bedroom three offers further versatile accommodation. Completing the upper floor is a good sized bathroom featuring a walk in shower, pedestal washbasin, bidet and low level WC.

Externally, the property boasts a substantial front garden and driveway, together with an impressive west facing rear garden enjoying views across the golf course. The attached garage provides additional storage and practicality.

Tynemouth is renowned for its coastal charm, historic character and desirable village atmosphere, offering an appealing mix of independent shops, cafés, restaurants and excellent local amenities, alongside beautiful beaches.

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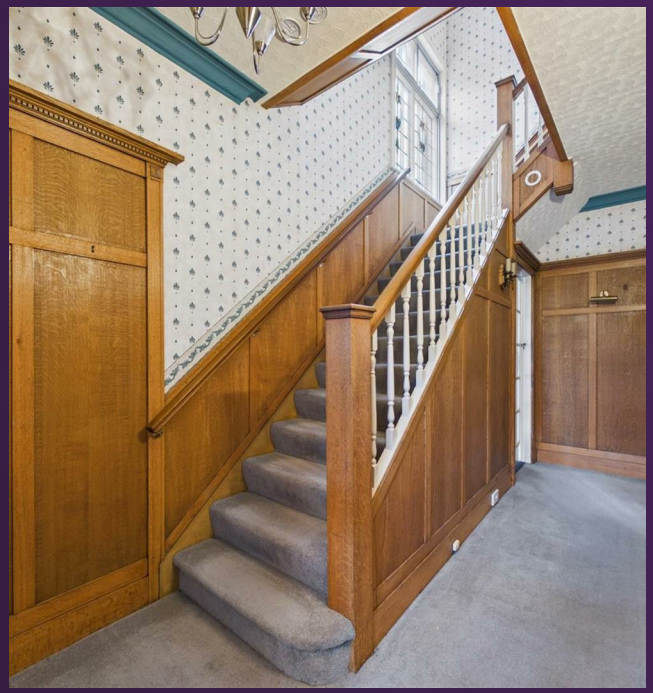









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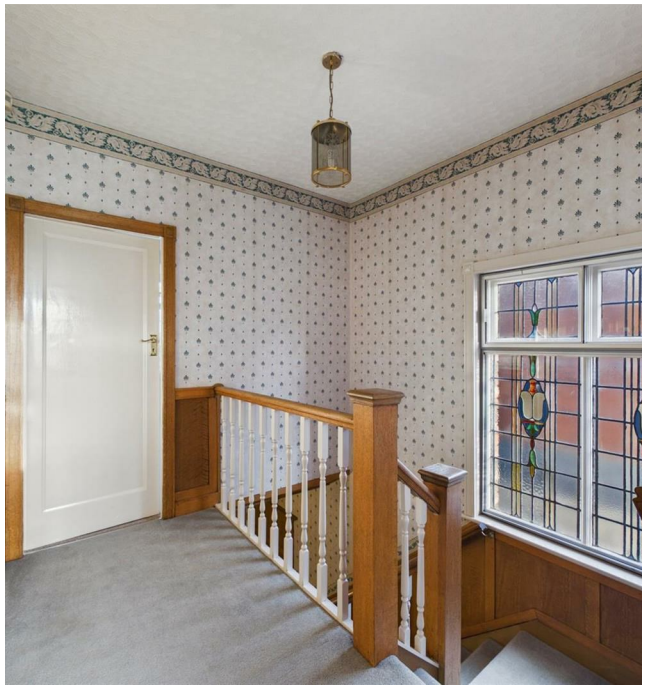









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FLOORPLAN

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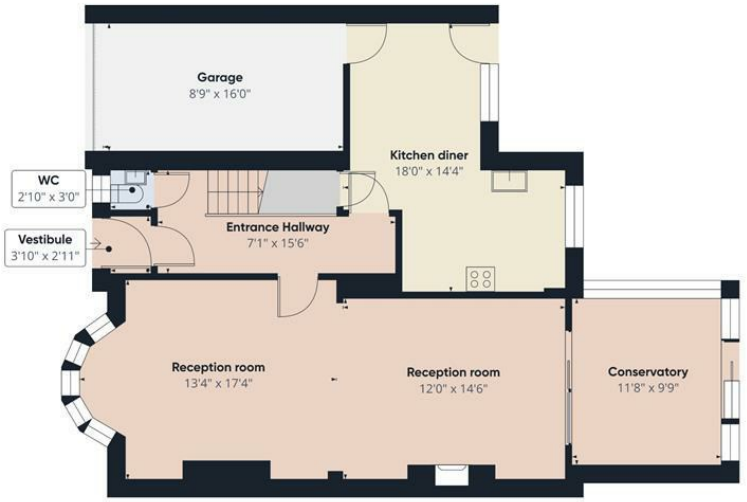


Floor 0







Floor 1

**Approximate total area**[1]

1520 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.

VIEW PROPERTY

## 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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