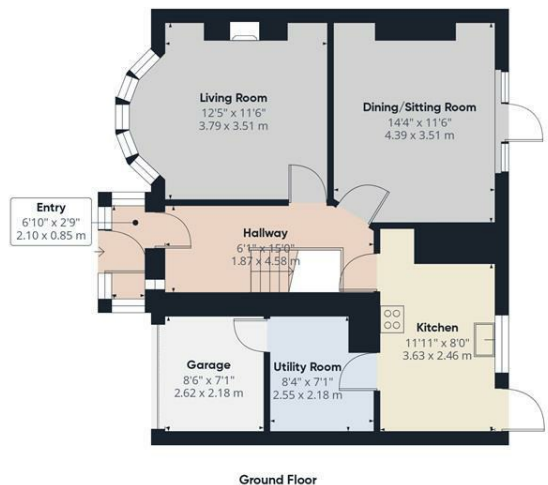




Millfield Grove, Tynemouth



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1078 ft²
100.1 m²

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 £450,000

Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS SOUGHT AFTER RESIDENTIAL AREA IN TYNEMOUTH OFFERED WITH NO UPPER CHAIN

We welcome to the market this well proportioned three bedroom semi detached property conveniently located close to local shops and amenities in Tynemouth. Boasting two reception rooms, well equipped kitchen, utility room, private garden, driveway parking and garage.

Briefly comprising: Entrance porch to a bright and inviting hallway which gives access to all ground floor rooms and stairs to the first floor. Overlooking the front of the property is a good sized living room, featuring a feature fireplace and a large bay window allowing plenty of light to fill the room. A further reception room is situated to the rear, this room benefits from views over the garden and a glazed door offers access out. The well equipped kitchen has fitted wall and base units which includes an integrated electric oven, gas hob and plumbing for a washing machine. A door opens out to the rear garden and a door to a handy utility area which provides storage and access to the garage.

To the first floor are three bedrooms and shower room. Two of the bedrooms are doubles in size and both benefit from fitted wardrobes providing additional storage. The spacious shower room is a wet room style, comprising an accessible shower, hand basin and W.C.

Externally to the rear is a good sized private garden, laid to lawn with mature shrubs, a paved patio and timber shed. To the front is a lawn, driveway parking and a garage.

Ideally located close to the village centre and a short walk from 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 within walking distance.

Entrance Porch

Hallway

Living Room
12'5" x 11'6"

Dining Room
14'4" x 11'6"

Kitchen
11'10" x 8'0"

Utility Room
8'4" x 7'1"

Bedroom One
14'5" x 10'9"

Bedroom Two
11'6" x 10'10"

Bedroom Three
8'0" x 7'9"

Shower Room
8'2" x 7'10"

Externally
Externally to the rear is a good sized private garden, laid to lawn with mature shrubs, a paved patio and timber shed. To the front is a lawn, driveway parking and a garage.

Tenure
Freehold

