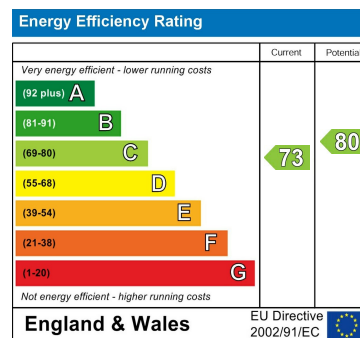
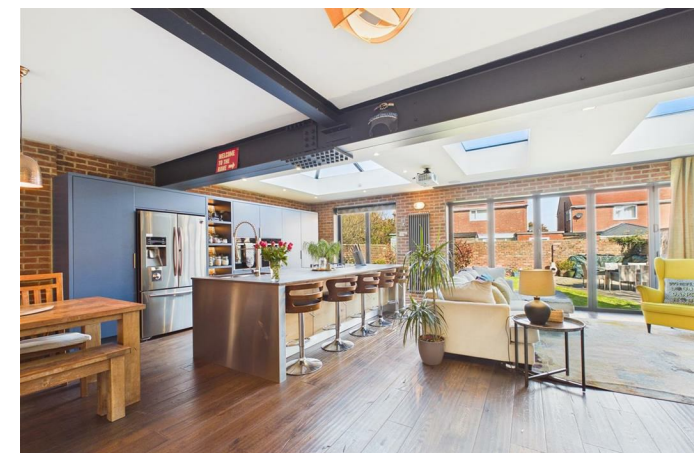




Beach Road, Tynemouth



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.

£695,000

Description

EXTENDED & IMPROVED FIVE BEDROOM SEMI DETACHED PROPERTY SET OVER THREE FLOORS SITUATED WITHIN THIS HIGHLY SOUGHT AFTER AREA IN TYNEMOUTH, ONLY A STONE'S THROW FROM THE SEAFRONT

Brannen & Partners are delighted to bring to the market this wonderful five bedroom, four bathroom, semi detached family home. Conveniently located close to Tynemouth Village, the award-winning Longsands Beach and highly regarded schools.

Briefly comprising: Entrance porch with double doors to a welcoming hallway leading to ground floor rooms and stairs to the first floor. To the front of the property is a bright and airy living room, boasting a bay window, decorative fireplace and double doors to the kitchen/diner. To the rear is an impressive open plan kitchen/diner/family room with underfloor heating, offering a generous amount of space including bi-folding doors and windows opening out to the private garden. Within the kitchen area are an extensive range of modern fitted wall and base units with a central island providing storage as well as seating. Integrated appliances include two Neff ovens, five ring gas hob, downdraft extractor, dishwasher and space for an American style fridge/freezer.

An inner lobby leads to a separate shower room, storage area and access to the garage.

To the first floor are three double bedrooms, bathroom and laundry room. Two of the bedrooms have the added benefit of en-suites shower rooms and the bathroom comprises a bath with shower attachment, separate walk in shower, hand basin within a vanity unit, W.C. and heated towel rail. All en-suites and family bathroom boast underfloor heating.

To the top floor are two further double bedrooms, one of which is being utilised as a home office and has a separate W.C.

Externally to the rear is a well proportioned private walled garden, laid to lawn with a patio and timber shed. There is side access to the front where there is driveway parking for multiple cars and a garage with a remote electric door.

Conveniently located close to the village centre and a stone's throw away from the award winning Longsands 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.

Entrance Porch

Hallway

Living Room

12'9" x 12'8"

Kitchen/Diner/Family Room

28'1" x 25'8"

Shower Room

5'11" x 5'3"

Bedroom One

13'7" x 13'6"

En-suite

8'5" x 6'10"

Bedroom Two

13'2" x 13'0"

Bedroom Three

13'1" x 8'3"

En-suite

9'1" x 4'9"

Bathroom

8'11" x 7'6"

Laundry Room

8'0" x 3'11"

Bedroom Four

14'11" x 8'3"

Bedroom Five

11'1" x 8'2"

W.C.

Externally

Externally to the rear is a well proportioned private walled garden, laid to lawn with a patio and timber shed. There is side access to the front where there is driveway parking for multiple cars and a garage with a remote electric door.

Tenure

Freehold

