





- Beautiful Family Home
- Exclusive Location
- Four Bedrooms
- Two Reception Rooms
- Spacious Living
- Ground Floor WC
- Close To Beach
- Council Tax Band *E*
- Driveway and Garage
- Call For more Information





* Video Tour on our YouTube Channel | https://youtu.be/njpD3_Ee1IU *

This is a wonderful opportunity to purchase a beautiful, four-bedroom, semi-detached family home in a prestigious address in Tynemouth.

The property is made up of a welcoming entrance porch, hallway, downstairs WC, dining room with a bay window and a generous sitting room with lovely views over the rear garden and patio door access. The dining kitchen is fitted with stylish top and floor units and integrated appliances. On the first floor, off the split-level landing, you are presented with four good-sized bedrooms and the family bathroom WC with a four-piece suite and storage. Additional benefits include gas central heating and double glazing.

Externally, to the front, there is a driveway leading to the integral garage. To the rear, there is a stunning sunny garden with patio and lawn and mature borders, making it ideal for entertainment and alfresco dining during the long summer days.

Millfield Grove is a desirable street in Tynemouth, where demand for properties remains exceptionally high. Ideally located, just a short walk to the stunning beach, and Tynemouth village is easily accessible, offering a vibrant selection of restaurants, cafes, bars, and boutique shops. The area benefits from excellent transport links, including the Metro system and frequent bus services, providing convenient access to Newcastle city centre and the wider coastal region. The presence of several highly regarded schools nearby further enhances the appeal of this sought-after location, making it a perfect choice for families and professionals alike.

Overall, this property offers a great lifestyle choice and interested parties are urged to arrange a prompt and essential viewing. Please, call our coastal experts on 0191 257 2000 for more information please call 0191 257 2000.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.



- Living Room 20'6" x 14'9" (6.26 x 4.52)
- Dining Room 11'8" x 12'5" (3.58 x 3.79)
- Kitchen 16'9" x 11'10" (5.13 x 3.61)
- Bedroom One 11'10" x 10'11" (3.61 x 3.34)
- Bedroom Two 11'8" x 10'11" (3.57 x 3.34)
- Bedroom Three 8'2" x 7'8" (2.49 x 2.35)
- Bedroom Four 16'0" x 7'8" (4.89 x 2.34)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070



www.janforsterestates.com

