



Algernon Terrace, Tynemouth



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 £375,000

Description

SPACIOUS TWO BEDROOM TERRACED PROPERTY
SITUATED WITHIN THIS SOUGHT AFTER LOCATION IN
TYNEMOUTH OVERLOOKING THE GOLF COURSE

Brannen & Partners are delighted to welcome to the market this wonderful two bedroom characterful terraced property, conveniently located close to Tynemouth Village, whilst enjoying a peaceful setting. Boasting spacious accommodation, open views over the golf course, stylish kitchen, modern shower room and private rear yard.

Briefly comprising: Entrance vestibule leading to an inviting hallway giving access to all ground floor rooms and stairs to the first floor.

The living room is generously proportioned, featuring high ceilings, fireplace housing an electric fire and a large window offering views to the front towards the golf course. An opening leads through to the dining room which offers another generous living space and overlooks the rear yard. Towards the rear of the property is a well equipped quality kitchen with modern fitted wall and base units providing storage as well as integrated appliances which includes a Neff induction hob, double oven, extractor hood and fridge/freezer. A door from the kitchen opens out to the rear yard.

To the first floor is an attractive split landing leading to two double bedrooms and shower room. The larger style double bedroom is bright and airy with two windows to the front boasting open views over the gardens and golf course beyond. The second double bedroom benefits from two built in cupboards. The modern shower room comprises a wet room style walk in shower, hand basin within a fitted vanity unit and W.C.

Externally to the rear is a private yard providing a pleasant seating area and to the front is a low maintenance town garden.

This property is ideally located close to the village centre, Tynemouth Golf Club and a short walk from the award winning Long Sands Beach which offers an idyllic location for surfing and other outdoor activities. Ideally positioned for families as it is within easy reach of highly regarded schools at all levels. Tynemouth has good road links to Newcastle City centre as well as being close to the Metro station. The village has an excellent choice of shops, cafes and restaurants.

Entrance Vestibule

Hallway

Living Room
14'6" x 12'11"

Dining Room
12'4" x 11'11"

Kitchen
15'11" x 7'3"

Bedroom One
18'2" x 12'9"

Bedroom Two
12'5" x 10'3"

Shower Room
9'1" x 7'1"

Externally

To the rear is a private yard offering a pleasant seating area and to the front is a low maintenance town garden.

Tenure
Freehold

