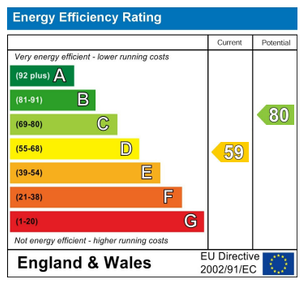
Brannen&Partners

www.brannen-partners.co.uk

Ashleigh Grove, 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.

Offers Over £800,000

Description

*** BEST AND FINAL OFFERS - Thursday 20th August 2026 at 10am. ***

RARE TO THE MARKET IS THIS SUBSTANTIAL FOUR BEDROOM SEMI DETACHED FAMILY HOME OCCUPYING A GENEROUS PLOT WITH A SOUTH FACING GARDEN SITUATED WITHIN THIS HIGHLY REGARDED AREA IN TYNEMOUTH OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this wonderful four bedroom semi detached property, conveniently located close to the village centre, local amenities and a short walk to the seafront. Boasting spacious accommodation set over two floors, two reception rooms, period features, large south facing garden, garage and driveway parking.

Briefly comprising: Entrance porch to a spacious welcoming hallway giving access to all ground floor rooms and stairs leading to the first floor. Overlooking the beautiful rear garden is a wonderfully bright and airy living room, featuring a fireplace and full height windows with a door opening out to a patio area. To the front is the dining room with a bay window and fitted alcove storage and shelving. The kitchen is well equipped with fitted wall and base units, integrated appliances include a gas hob, double oven, space for a fridge/freezer and plumbing for a dishwasher. A further reception room offers a breakfast room with views over the garden. A handy cloak room is accessed from the main hallway providing additional storage.

To the first floor are four bedrooms and bathroom. Two of the bedrooms are generous sized doubles, one of which has built in wardrobes. The bathroom comprises a bath with shower over and hand basin, there is a separate W.C.

Positioned on a generous sized plot, this property benefits from a large south facing garden. Laid to lawn with two patio areas, mature planting and shrubs.
To the front is a block paved driveway and a garage with a remote electric door and internally is a separate W.C.

Ideally located close to the village centre and a stone's throw 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, highly regarded schooling and is host to a weekend market.

Entrance Porch

Hallway

Cloaks
5'10" x 5'2"

Living Room
17'8" x 13'7"

Dining Room
14'3" x 13'6"

Kitchen
10'6" x 9'11"

Breakfast Room
12'0" x 9'8"

Bedroom One
15'7" x 13'10"

Bedroom Two
13'8" x 10'8"

Bedroom Three
11'10" x 7'1"

Bedroom Four
9'10" x 7'2"

Bathroom
8'9" x 7'3"

W.C.

Externally
Positioned on a generous sized plot, this property benefits from a large south facing garden. Laid to lawn with two patio areas, mature planting and shrubs.
To the front is a block paved driveway and a garage with a remote electric door and internally is a separate W.C.

Tenure
Freehold











