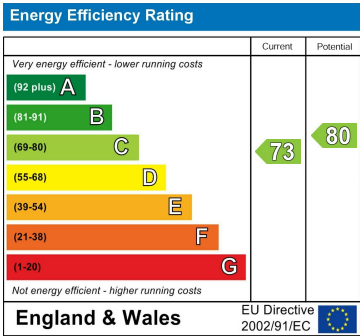




Beach Road, Tynemouth



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,
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

