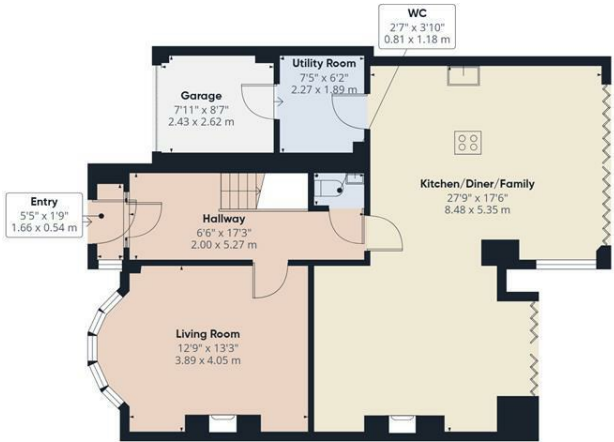
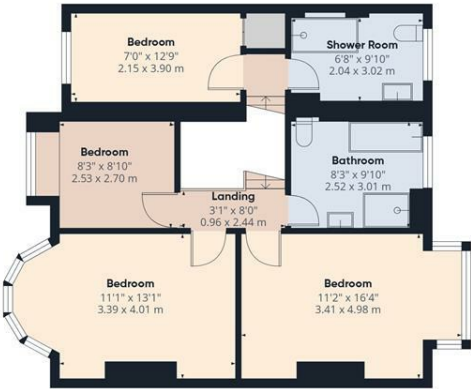




Percy Park, Tynemouth



Ground Floor



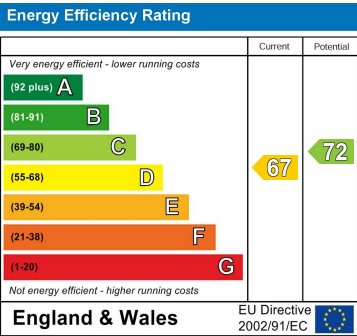
Floor 1

Approximate total area¹⁾
1583 ft²
147 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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 £740,000

Description

SUPERB FOUR BEDROOM SEMI-DETACHED FAMILY HOME SITUATED WITHIN THIS HIGHLY REGARDED AREA IN TYNEMOUTH ONLY A STONE'S THROW FROM THE SEAFRONT

We are delighted to welcome to the market this extended and improved four bedroom semi-detached property, ideally located close to the village centre and Longsands Beach. Boasting tastefully designed interiors, modern open-plan living, two bathrooms, private rear garden, garage and driveway parking.

Briefly comprising: Entrance porch to an inviting hallway accessing ground floor rooms where hardwood herringbone flooring flows throughout. Overlooking the front of the property is a welcoming living room, featuring a bay window housing fitted shutters, decorative fireplace and built in alcove storage and shelving.

Towards the rear of the property is an impressive open-plan kitchen/diner/family room offering a bright and airy space perfect for family living and entertaining friends. Two sets of bi-fold doors give direct access out to the garden as well as filling the room with plenty of natural light. The well-equipped kitchen has a modern range of fitted wall and base units with quartz worktops, an island provides storage as well as seating. Integrated appliances include an induction hob with downdraft extractor, Neff oven, microwave, dishwasher and fridge/freezer. The seating area provides a comfortable space to relax, benefitting from a log burning stove, built in alcove storage and shelving. A handy utility room is accessed from the kitchen offering additional storage and plumbing for a washing machine, from here a door leads to the garage. A separate W.C. is located off the entrance hallway.

To the first floor are four bedrooms and two bathrooms. Two of the bedrooms are generous sized doubles and both benefit from fitted wardrobes one with views over the green and towards the sea. One of the remaining bedrooms is currently being utilised as a home office and has fitted cabinetry. The stylish family bathroom comprises a freestanding bath, separate walk in shower, hand basin within a vanity unit, W.C. and a heated towel rail. A further shower room is modern in design, featuring a walk in shower, hand basin housed within a vanity unit, W.C. and heated towel rail.

Externally to the rear is a well maintained private garden, laid to lawn with two paved patio areas, mature planting and raised planters. To the front is a block paved driveway and garage.

Ideally situated in the heart of this highly desirable coastal village, the property is perfectly placed to enjoy the exceptional lifestyle that Tynemouth has to offer, while benefitting from catchment to some of the area's most highly regarded schools. Excellent transport connections, including a nearby Metro station, provide swift and convenient access to Newcastle City centre and beyond. Renowned for its vibrant atmosphere, Tynemouth offers an outstanding selection of boutique shops, independent cafés, acclaimed restaurants, and its celebrated weekend market. The award-winning Longsands Beach is just moments away, providing a spectacular setting for surfing, coastal walks, and an array of outdoor pursuits, making this one of the North East's most sought-after locations.

Entrance Porch

Hallway

Living Room
13'3" x 12'9"

Kitchen/Diner/Family Room
27'9" x 17'6"

Utility Room
7'5" x 6'2"

W.C.

Bedroom One
13'1" x 11'1"

Bedroom Two
16'4" x 11'2"

Bedroom Three
12'9" x 7'0"

Shower Room
9'10" x 6'8"

Bedroom Four
8'10" x 8'3"

Bathroom
9'10" x 8'3"

Externally

Externally to the rear is a well maintained private garden, laid to lawn with two paved patio areas, mature planting and raised planters. To the front is a block paved driveway and garage.

Tenure
Freehold

