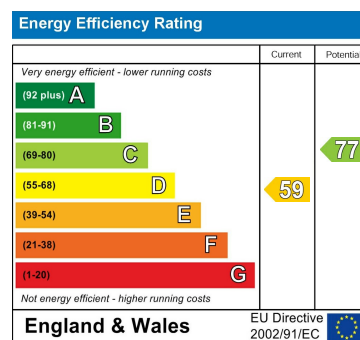
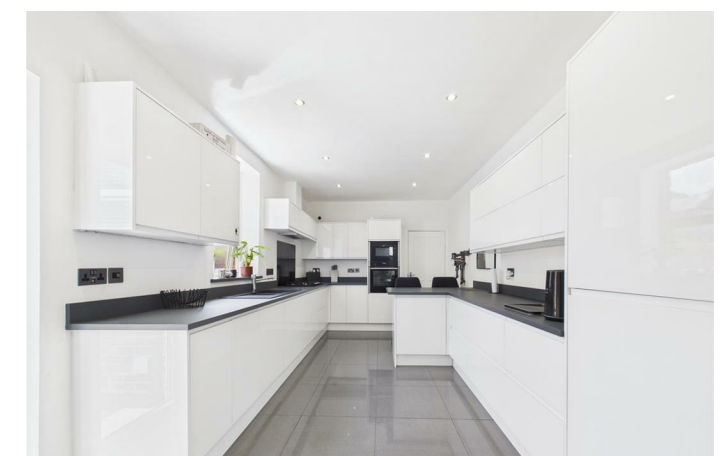




# Argyle Street, Tynemouth



**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.

Price Guide £699,950

## Description

BEAUTIFULLY APPOINTED FIVE BEDROOM TERRACED PERIOD 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 deceptively spacious five bedroom home, conveniently located close to local shops, amenities and Longsands Beach. Boasting many period features whilst stylishly designed with a contemporary finish. Set over three floors which includes two reception rooms, kitchen/breakfast, utility room, large family bathroom and generous private yard with off street parking.

Briefly comprising: Entrance vestibule to an inviting hallway where stripped floorboards flow throughout the majority of the ground floor and the bedrooms. The living room offers a generous amount of space feeling bright and airy, featuring high ceilings, decorative coving, ceiling rose, picture rail, large bay window to the front and an attractive marble fireplace. Overlooking the rear yard is a second reception room being utilised as a dining room, also benefitting from many period features as well as having built in alcove storage. Moving through to the rear of the property is a well equipped kitchen/breakfast room, modern wall and base units provide plenty of storage and a peninsula offers seating. Integrated appliances include a five ring gas hob, extractor hood, Neff double oven, dishwasher and fridge/freezer. A handy utility room offers additional storage, sink, plumbing for a washing machine and a door out to the rear yard. A separate W.C. is accessed from the main hallway.

To the first floor is a spacious split landing leading to three bedrooms and family bathroom. Two of the bedrooms are particularly generous in size and both feature decorative fireplaces. The contemporary bathroom comprises a freestanding bath, separate walk in shower and a hand basin within a vanity unit. There is a separate W.C.

To the top floor are two further double bedrooms, flooded with natural light due to the Velux windows.

Externally to the rear is a good sized block paved private yard with a garage door offering off street parking if required. To the front is a low maintenance town garden.

Located centrally within Tynemouth Village and just a stone's throw from the award-winning Longsands Beach, offering an idyllic setting for surfing and outdoor activities. Tynemouth benefits from excellent transport links to Newcastle City centre, including a nearby Metro station. The village offers a wide selection of shops and restaurants and hosts a popular weekend market.

## Entrance Vestibule

## Hallway

## Living Room

15'3" x 14'4"

## Dining Room

15'3" x 10'10"

## Kitchen/Breakfast

18'11" x 9'9"

## Utility Room

8'7" x 6'10"

## W.C.

## Bedroom One

15'3" x 11'11"

## Bedroom Two

15'3" x 12'1"

## Bedroom Three

11'3" x 6'8"

## Bathroom

13'10" x 9'8"

## W.C.

## Bedroom Four

17'11" x 11'0"

## Bedroom Five

10'9" x 9'10"

## Externally

To the rear is a good sized block paved private yard with a garage door offering off street parking if required. To the front is a low maintenance town garden.

## Tenure

Freehold

