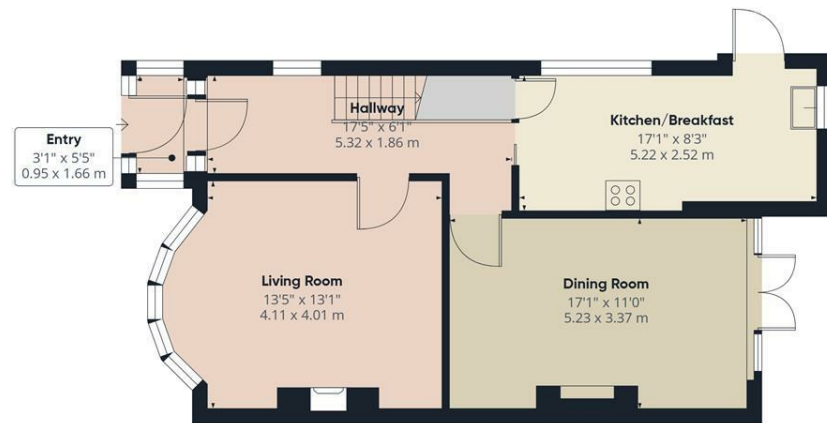
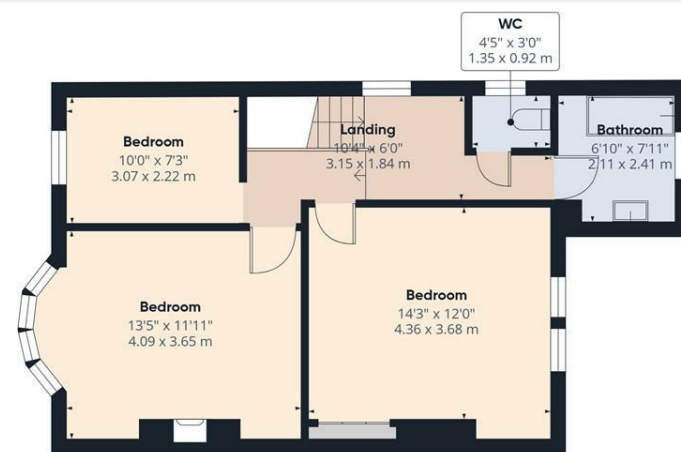




Mariners Lane, Tynemouth



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1217 ft²
113.1 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	69	
(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 £415,000

Description

WELL PROPORTIONED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THIS SOUGHT AFTER AREA IN TYNEMOUTH WITH PLANNING PERMISSION FOR LOFT CONVERSION AND REAR EXTENSION

Brannen & Partners are delighted to welcome to the market this well proportioned three bedroom semi detached property in Tynemouth. Benefitting from two reception rooms, kitchen/breakfast room and a private garden to the rear.

Briefly comprising: Entrance porch to a welcoming hallway. The living room is a bright room with a large bay window including stylish fitted shutters to the front, decorative coving and an attractive fireplace with an open fire. Overlooking the rear garden is a generous sized dining room, double doors open out to a decked patio. The kitchen/breakfast room has fitted wall and base units which includes a five ring gas hob, extractor fan, electric oven, microwave and dishwasher. A door gives access out to the side of the property leading to the rear garden also to the front.

To the first floor are three bedrooms, two are good sized doubles. The family bathroom comprises a bath, shower over, vanity unit housing a hand basin and heated towel rail. There is a separate W.C.

Externally to the rear is a private garden with a decked patio, lawn and side access to the front where there is a low maintenance paved town garden.

Tynemouth Village is a highly sought after location with good local transport links and an excellent selection of local shops, cafes and restaurants. There are good schools within walking distance as well as the award winning Long Sands beach. The vibrant North Shields fish quay is only a short walk away offering a great selection of restaurants, bars and pleasant walks along the promenade.

Entrance Porch

Hallway

Living Room

15'7" x 13'1"

Dining Room

17'1" x 11'0"

Kitchen/Breakfast Room

17'1" x 8'3"

Bedroom One

15'4" x 11'11"

Bedroom Two

14'3" x 12'0"

Bedroom Three

10'0" x 7'3"

Bathroom

7'10" x 6'11"

W.C.

Externally

Externally to the rear is a private garden with a decked patio, lawn and side access to the front where there is a low maintenance paved town garden.

Tenure

Freehold

