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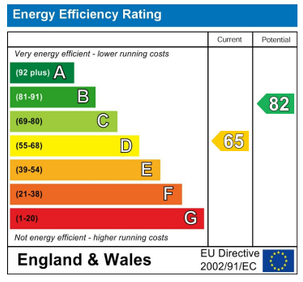
Percy Park, Tynemouth



Offers Over £650,000

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.

Description

BEAUTIFULLY APPOINTED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THIS HIGHLY SOUGHT AFTER LOCATION IN TYNEMOUTH - ONLY MINUTES FROM THE SEAFRONT AND TYNEMOUTH VILLAGE

Brannen & Partners are delighted to welcome to the market this stylish three bedroom semi detached property, perfectly situated only minutes from the seafront, village centre and good local schooling. Boasting two reception rooms, well maintained rear garden and garage and driveway parking for multiple cars.

Briefly comprising: The welcoming entrance porch opens into an impressive hallway, creating an immediate sense of space and character. Traditional features including decorative coving, picture rails and attractive stained glass detailing surrounding the entrance door enhance the home's timeless appeal, while providing access to all principal ground floor rooms.

To the front of the property, the elegant lounge is a warm and inviting space, centred around a charming log burning stove set against an exposed brick backdrop with a decorative beam above, creating a wonderful focal point and cosy atmosphere. A large bay window floods the room with natural light, while decorative coving, picture rails and useful alcoves further enhance its period charm.

The second reception room is positioned to the rear and is currently utilised as a formal dining room. Offering excellent versatility, it would also make an ideal family room, playroom or additional sitting room. Double patio doors with adjoining windows provide an abundance of natural light and create a seamless connection to the garden, perfect for modern indoor outdoor living and entertaining. A decorative fireplace further adds to the room's appeal.

The kitchen enjoys pleasant views over the rear garden through a large double window and is fitted with a range of wall and base units providing ample storage. Integrated appliances include a gas hob and oven, while a useful pantry cupboard offers additional practicality. A door provides direct access to the garden, with a further internal door leading to the garage.

A staircase rises to the first floor landing, where a stunning restored stained glass window creates an attractive feature and fills the space with natural light.

The accommodation on the first floor comprises three well proportioned bedrooms and a recently refurbished family bathroom.

The spacious principal bedroom enjoys a large bay window to the front elevation and benefits from two fitted wardrobes, providing excellent storage. A further generous double bedroom overlooks the rear garden and includes fitted storage, whilst the third bedroom, currently utilised as a home office, enjoys views to the front and offers flexibility for growing families or those working from home.

The stylish family bathroom has been thoughtfully refurbished and comprises a WC, vanity wash hand basin with storage beneath, bath, separate shower cubicle and heated towel radiator. Two windows allow natural light to pour into the room, creating a bright and airy feel.

Externally, the property continues to impress. To the rear is a delightful enclosed garden featuring a lawn and patio seating area, providing an ideal space for family enjoyment, outdoor dining and entertaining guests. To the front, a driveway with space for two cars provides excellent off street parking and is complemented by an attractive rockery garden.

The garage offers valuable additional storage space and further parking potential if required.

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
5'8" x 2'8"

Hallway
17'4" x 6'7"

Lounge
16'10" x 12'7"

Dining Room
16'7" x 12'6"

Kitchen
13'10" x 9'10"

Landing
11'1" x 3'2"

Bedroom
16'9" x 9'3"

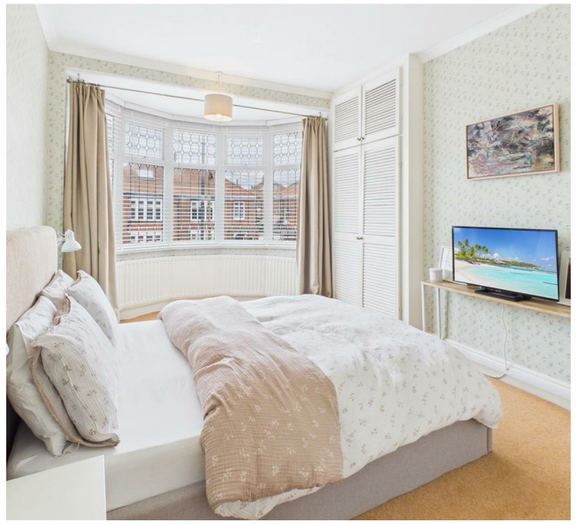
Bedroom
14'0" x 12'1"

Bedroom
8'9" x 8'4"

Family Bathroom
10'1" x 7'4"

Garage
17'6" x 8'2"

Rear Garden

Tenure
Freehold

Additional Information
The roof (tiles and above garage) have recently been fully replaced