



# Hastings Drive, Tynemouth



Ground Floor



Floor 1

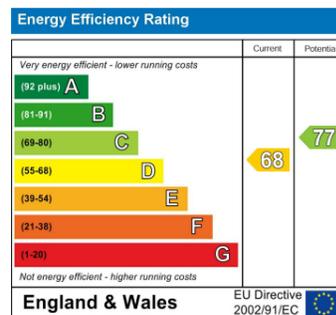


Approximate total area<sup>(1)</sup>  
1545 ft<sup>2</sup>  
143.3 m<sup>2</sup>

(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.

£520,000

## Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS THREE BEDROOM SEMI DETACHED PROPERTY (CURRENTLY BEING UTILISED AS TWO BEDROOMS) SITUATED WITHIN THIS HIGHLY SOUGHT AFTER AREA IN TYNEMOUTH OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well proportioned purpose built three bedroom semi detached home conveniently located close to amenities in Tynemouth, the house was the 'show' house for its time of initial build in 1959. Boasting generous sized accommodation, south facing garden, driveway parking and a garage. The property is currently laid out as a two bedroom but could easily be reverted back to three bedrooms. The family feel and potential of this property makes for an exciting opportunity which can only be truly appreciated by viewing.

Briefly comprising: Entrance porch to a spacious hallway which gives access to all ground floor rooms and stairs to the first floor. The open plan lounge/diner is generous in size featuring a bay window to the front, fireplace and a glazed door leading to the sunroom which has views over the rear garden.

The kitchen/breakfast room has fitted units with a gas hob and double oven, a door leads to a home office where there is a separate W.C. and access to the garage.

To the first floor are two bedrooms and bathroom. The bedroom to the rear is particularly generous in size due to the previous owners opening up both bedrooms two and three, this could easily be reverted back to two separate bedrooms. The double bedroom to the front has a bay window and benefits from fitted wardrobes providing additional storage. The bathroom comprises a bath with shower over, hand basin and W.C.

Externally to the rear is a well maintained private garden with a southerly aspect, lawn, paved patio, mature planting and shrubs. There is side access to the front where there is a double driveway and low maintenance garden.

Ideally located close to the village centre and a stone's throw away from the award winning Long Sands 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

### Lounge/Diner

24'5" x 14'1"

### Sunroom

13'0" x 5'0"

### Kitchen/Breakfast

14'5" x 11'9"

### Office

13'3" x 6'2"

### Bedroom One

11'9" x 11'4"

### Bedroom Two & Three

22'8" x 12'2"

### Bathroom

7'4" x 5'8"

### Externally

Externally to the rear is a well maintained private garden with a southerly aspect, lawn, paved patio, mature planting and shrubs. There is side access to the front where there is a double driveway and low maintenance garden.

### Tenure

Freehold

