



Henley Road, Tynemouth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 £375,000

Description

WELL PROPORTIONED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THIS SOUGHT AFTER AREA IN TYNEMOUTH OFFERED WITH NO UPPER CHAIN

We are delighted to welcome to the market this well presented three bedroom semi detached property located in Tynemouth within close proximity of the seafront. Benefitting from two reception rooms, spacious accommodation, private garden, driveway parking and a garage.

Briefly comprising: Entrance porch to a bright and airy hallway giving access to ground floor rooms and stairs leading to the first floor. The living room overlooks the front of the property with a large window allowing plenty of light to fill the room. A feature fireplace houses a gas fire and double sliding doors lead to the dining room which is well proportioned with views over the rear garden. The kitchen has fitted wall and base units, integrated appliances include a gas hob and, Bosch electric oven and space for a fridge/freezer and plumbing for a washing machine. A door gives access out to the rear garden as well as a door to the garage.

To the first floor are three bedrooms and bathroom. Two of the bedrooms are good sized doubles, one of which benefits from fitted wardrobes providing additional storage. The bathroom comprises a bath with shower attachment, W.C. and hand basin.

To the rear is a private garden laid to lawn, to the front is double driveway parking, lawn and a garage.

Located in Tynemouth this property is within easy access to the award winning Long Sands beach and also to the beach at King Edwards Bay. Tynemouth Village is also a short walk away offering a selection of elite shops and restaurants, as well as the local metro transport link into Newcastle City Centre and other coastal towns. There are highly regarded schools close by.

Entrance Porch

Hallway

Living Room

13'2" x 12'11"

Dining Room

20'2" x 10'5"

Kitchen

12'11" x 9'3"

Bedroom One

14'3" x 10'11"

Bedroom Two

12'11" x 9'2"

Bedroom Three

8'10" x 8'2"

Bathroom

6'10" x 5'6"

Externally

To the rear is a private garden laid to lawn, to the front is double driveway parking, lawn and a garage with an electric door.

Tenure

Freehold

