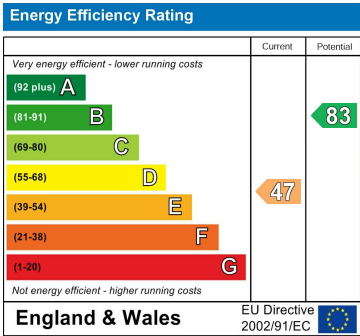




Front Street, Tynemouth



**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 £400,000



Description

UNIQUE THREE BEDROOM DETACHED COTTAGE  
CENTRALLY LOCATED WITHIN THE HEART OF  
TYNEMOUTH VILLAGE

We are delighted to bring to the market this delightful three bedroom detached cottage conveniently located in the heart of Tynemouth Village. Boasting a mix of original features and contemporary design, this property offers good size accommodation, open plan living and off street parking.

Briefly comprising: Entrance to a stylish open plan kitchen/diner which provides a great space perfect for family living and entertaining. There are a good range of fitted units with an island which houses a gas hob, electric oven and offers storage and seating. Further integrated appliances include a fridge/freezer, washing machine and tumble dryer. Two sets of bi-folding doors allow plenty of light to fill the room as well as giving access out to the shared courtyard. An area within the kitchen has a handy work space which the current owner is using as a home office. The living room features an open fire and has a staircase leading to the first floor. A door gives access to the bathroom comprising a bath, shower over and hand basin. To the first floor are three bedrooms and a separate W.C. and hand basin.

The kitchen area has a staircase which leads to a large loft room which the current owner is using as a bedroom. Externally there is a shared courtyard which offers a generous amount of outside space which can also be used for off street parking.

Ideally located in the heart of the village centre and a short walk away from the award winning Long Sands Beach and King Edward's Bay 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

Kitchen/Diner  
19'5" x 16'11"

Study Area  
16'11" x 6'11"

Living Room  
17'1" x 13'0"

Bedroom  
16'11" x 10'5"

Bedroom  
10'4" x 7'8"

Bedroom  
13'4" x 8'10"

W.C.

Bathroom  
9'8" x 6'8"

Loft Room  
19'6" x 16'7"

Externally  
Externally there is a shared courtyard which offers a generous amount of outside space which can also be used for off street parking.

Tenure  
Freehold

