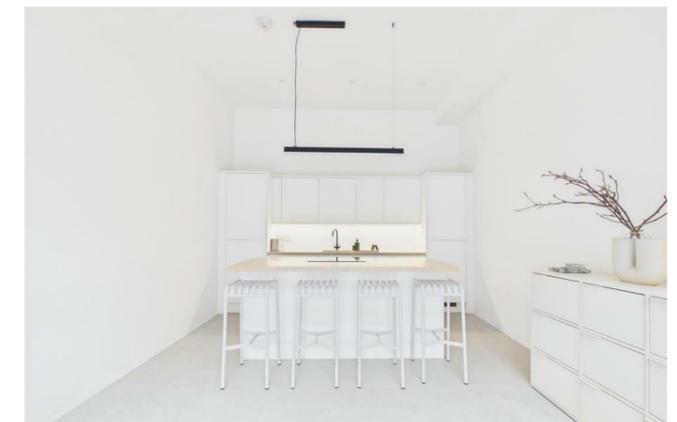




Horsley Terrace, Tynemouth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	70
(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 £575,000

Description

FANTASTIC OPPORTUNITY TO ACQUIRE THIS BEAUTIFULLY APPOINTED FOUR BEDROOM PERIOD PROPERTY SITUATED ON A PEDESTRIANISED STREET WITHIN THIS HIGHLY SOUGHT AFTER AREA IN TYNEMOUTH

Brannen & Partners welcome to the market this fully refurbished and extended four bedroom property set over three floors. Boasting contemporary interiors, bright and airy open plan living, two bathrooms and private yard. Viewing is highly recommended!

Briefly comprising: Entrance vestibule to a bright and welcoming hallway, whitewashed stripped floorboards flow through to the living room. Overlooking the front of the property, the living room offers a comfortable space, featuring a large bay window, sash windows, decorative coving, high ceilings and fireplace housing a log burning stove. Towards the rear of the property is an impressive, contemporary open plan kitchen/diner with under floor heating, offering a sociable space ideal for family living and entertaining friends. Plenty of light fills the room, due to the sliding patio doors, large picture window and glazed vaulted ceiling. The kitchen area has stylish fitted wall and base units with an island providing storage, seating and housing a dishwasher, oven and electric hob. Further integrated appliances include a fridge/freezer, washing machine and tumble dryer. A separate W.C. is accessed from the hallway.

To the first floor is a split landing leading to three bedrooms and family bathroom. Two of the bedrooms are large doubles, both benefitting from fitted wardrobes and featuring attractive decorative fireplaces. The modern bathroom features a vaulted ceiling, bath with shower over, hand basin, W.C. and heated towel rail.

Stairs from the landing give access to the top floor where there is a vaulted ceiling and Velux window, creating a wonderfully light and stylish space. The top floor bedroom is generously proportioned boasting an extensive range of fitted wardrobes providing plenty of storage. This room benefits from a dual aspect with a large picture window to the rear and multiple Velux to the front. An en-suite comprises a bath with shower over, hand basin, W.C. and heated towel rail.

Externally to the rear is a landscaped private yard with a patio area, planting, timber storage and hot shower. To the front is an enclosed town garden paved with planting, providing a pleasant seating area overlooking the pedestrianised street and green.

Situated on a pedestrianised street in Tynemouth which is a highly sought after location with good local transport links and an excellent selection of local shops, cafes, restaurants and hosts a weekend market. 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 Vestibule

Hallway

Living Room

14'6" x 12'7"

Kitchen/Diner/Family Room

21'9" x 19'2"

W.C.

Bedroom One

12'8" x 10'5"

Bedroom Two

13'8" x 11'3"

Bedroom Three

8'11" x 6'10"

Bathroom

8'11" x 7'0"

Bedroom Four

24'2" x 10'6"

En-suite

5'11" x 5'6"

Externally

Externally to the rear is a landscaped private yard with a patio area, planting, timber storage and hot shower. To the front is an enclosed town garden paved with planting, providing a pleasant seating area overlooking the pedestrianised street and green.

Tenure

Freehold

