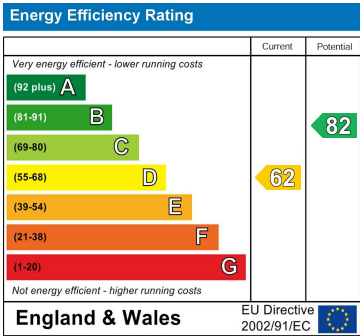




Beanley Crescent, Tynemouth



**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.

Offers Over £425,000



Description

WELL PROPORTIONED THREE BEDROOM TERRACED FAMILY HOME SITUATED WITHIN THIS SOUGHT AFTER AREA IN TYNEMOUTH - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this well proportioned three bedroom mid terraced property in Tynemouth. Benefitting from two reception rooms, modern kitchen and a private yard to the rear.

Briefly comprising: Entrance porch to a entrance hallway providing access to all ground floor rooms and benefiting from a useful under-stairs storage cupboard.

The generous front lounge is a bright room featuring double windows, decorative coving, a ceiling rose and a feature fireplace with a gas fire.

To the rear, a second reception room offers a versatile living space ideal for a family room, playroom or dining area, complete with built-in storage, a feature fireplace with gas fire and a large window overlooking the rear yard.

The modern fitted kitchen provides ample storage, space for a dining table and a full range of integrated appliances including oven, microwave, dishwasher, washing machine, gas hob and extractor fan. Double patio doors open out onto the private rear yard there is also a door leading to a useful utility room.

A staircase leads to a split landing giving access to the modern bathroom with bath, overhead shower, wash hand basin and heated towel rail, along with a separate WC. A further landing provides access to three bedrooms, with space for a desk area.

Two bedrooms are generous doubles both with decorative fireplaces, the master overlooks the rear yard and the second enjoys double front-facing windows. The third bedroom is a pleasant single or as a guest room. Externally, the well-maintained paved rear yard offers access to the rear lane, with a town garden to the front.

Tynemouth Village is a highly sought after location with good local transport links and an excellent selection of local shops, cafes and restaurants. 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 Porch  
3'8" x 3'0"

Hallway  
24'0" x 5'10"

Lounge  
16'1" x 12'8"

Family Room  
14'2" x 12'3"

Kitchen  
23'1" x 6'0"

Utility  
5'11" x 4'9"

Landing

Bathroom  
7'0" x 5'2"

WC  
4'2" x 2'8"

Bedroom  
14'3" x 13'10"

Bedroom  
12'10" x 12'6"

Bedroom  
9'6" x 7'4"

Rear Private Yard

Tenure  
Freehold

