

# HUNTERS®

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## Southlands

Tynemouth, NE30 2QS

Asking Price £700,000



Nestled in the desirable Southlands, this charming house offers a perfect blend of comfort and potential. Built between in the 1960's, the property boasts a generous living space in excess of 2,000SQFT, making it an ideal family home.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining, as well as a versatile space most recently used as an office. The layout is both practical and inviting, allowing for a seamless flow between the living areas. The house features three well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests.

One of the standout features of this property is the stunning views of the nearby golf course, which can be enjoyed from the balcony. This outdoor space is perfect for unwinding after a long day or hosting gatherings with friends and family. The double garage offers secure parking for vehicles, providing peace of mind and ease of access.

For those with a vision, this home presents excellent renovation potential, allowing you to personalise the space to suit your tastes and lifestyle. Whether you wish to modernise the interiors or expand the living areas





Front External  
Mature front garden to one side, double driveway and path to porch to centre and right and with access to the rear garden.

Porch  
Covered porch before entrance Vestibule.

Vestibule 6'2" x 11'10" (1.90 x 3.62)  
Tiled floor, glazed windows looking out on front external, with stained glass windows above depicting a rose. Security Shutters and sliding door leading to sliding door leading to;

Entrance Hallway 5'8" x 16'8" (1.73m x 5.08m)  
Carpeted floor, papered walls, window looking out on porch and front external as well as large closet, leading to;

Ground floor WC 5'8" x 4'9" (1.74 x 1.46)  
WC with fully tiled walls, carpeted floor and closet.

Sitting Room 13'9" x 15'7" (4.21 x 4.77)  
Fully carpeted and papered, with fireplace and chimney breast, as well as doors leading to conservatory. Step leading to;

Conservatory 8'8" x 26'10" (2.65 x 8.19)  
Tiled floor with glazed windows looking out, and doors to rear garden.

Dining Room 15'6" x 12'7" (4.74 x 3.84)  
Carpeted and papered dining room, with sliding door leading to conservatory.

Stairs  
Central feature stairs between Ground Floor and First Floor.

Office 15'7" x 8'11" (4.76 x 2.72)  
Fully carpeted home office with built in shelving and window looking out to front garden.

Kitchen 13'10" x 8'11" (4.24 x 2.72)  
Kitchen with fully tiled floors and walls, integrated units and cupboard storage.

Laundry Room 6'11" x 8'2" (2.12 x 2.50)  
Tiled laundry room with sink and boiler.

Utility Room 6'11" x 6'11" (2.11m x 2.13m)  
Utility room with floor and wall tiling, as well as built in cupboards.

Double Garage 17'4" x 16'4" (5.30 x 5)  
Concrete floored double garage with shelving.

First Floor Landing 15'9" x 10'4" (4.81 x 3.15)  
Carpeted and papered, with window overlooking front garden and providing access to;

Bedroom Two 9'10" x 11'0" (3.02 x 3.36)  
Carpeted and papered bedroom with closet and wash basin.

Bedroom Three 9'10" x 12'9" (3.01 x 3.89)  
Carpeted and papered bedroom, with closet and built in cupboards.

Family Bathroom 11'5" x 8'5" (3.48 x 2.57)  
Carpeted bathroom with tiled walls, WC, integrated bathtub and shower.

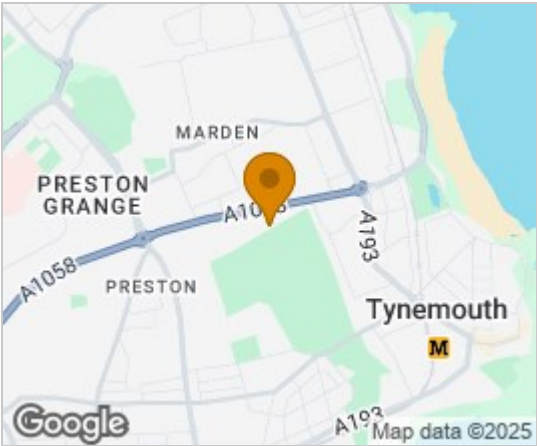
Master Bedroom 22'2" x 15'9" (6.78 x 4.81)  
Carpeted and papered bedroom with window looking out on rear garden and built in wardrobes.

Dressing Area 3'8" x 8'7" (1.14 x 2.63)  
Carpeted and papered dressing area with closets, washbasin and sliding door leading to rear balcony.

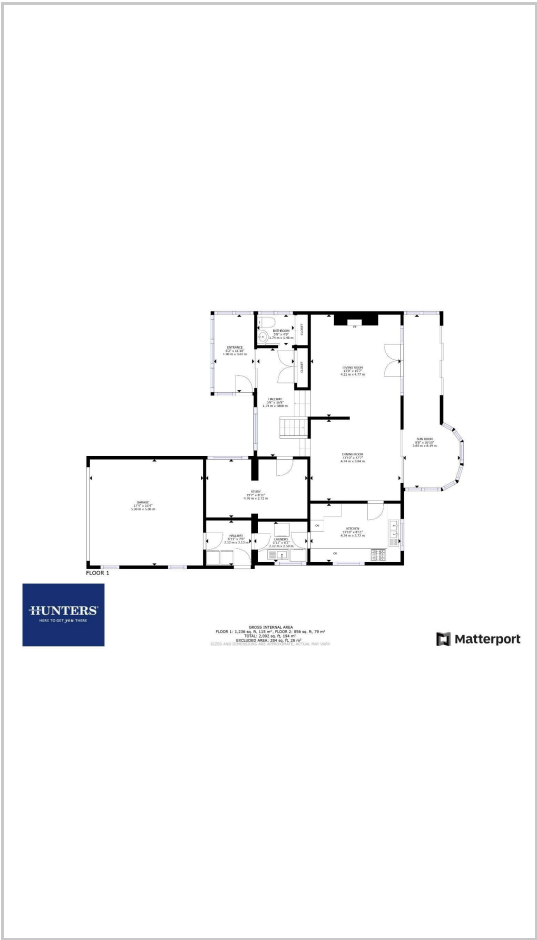
Rear Balcony  
Enjoying Panoramic views across the rear garden and the Golf Course.

Rear  
Mature Garden to rear of the property. Laid to lawn and accessible from both sides. With Tynemouth Golf Course to the South.

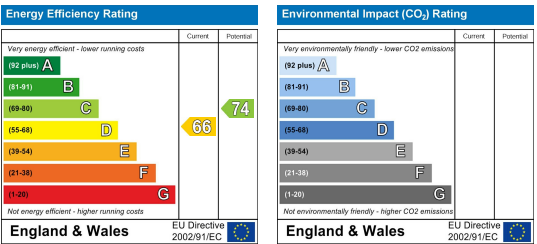
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.