



Beach Road Tynemouth

Such a fabulous location, just a short walk from the Beach and into Tynemouth Village, close to popular local schools, bus routes and within walking distance to the metro. With an abundance of walks, restaurants, shops and culture on your doorstep, why wouldn't you want to enjoy the lifestyle that this lovely family home offers. We have fallen in love with the space, light and style that the current owners have created over their time here. With a gorgeous, South facing rear garden of excellent proportions, you can be confident of long summer days and afternoons in this beautiful garden, with lawn, patios and mature borders. With a large entrance porch, impressive hallway, lounge with large picture window enjoying a delightful view into the secluded and private front garden area. Cosy evenings are guaranteed with this stunning multi-fuel stove fire, feature fireplace, tiled recess and slate hearth. Enjoy the open plan dining kitchen, perfect for entertaining, welcoming you through into the relaxing garden room with French doors out to the rear garden. The kitchen is fitted with a stylish and quality kitchen, solid wood butcher block worktops and Range cooker, oak flooring, separate utility area with French doors out to the garden, downstairs cloaks/w.c., the garage is currently utilised as a study/gym but could easily be reverted to a garage if required. Spacious landing area, luxurious, re-fitted family shower room, four excellent sized bedrooms, the master bedroom with stylish and contemporary fitted robes providing ample hanging and storage space. The loft has also been mostly boarded, providing additional storage. South facing rear garden, patios and shed, front garden, secluded by hedging, double length driveway. Freehold. EPC: C, Council Tax Band: D

£570,000

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Beach Road

Tynemouth

Double Glazed Entrance Door to:

ENTRANCE PORCH: Excellent sized porch, providing a superb entrance into this impressive property. Victorian style, tiled floor, oak doors with glazing and side panels into:

ENTRANCE HALLWAY: Impressive and spacious hallway with oak turned staircase to the first floor, radiator and radiator cover, under-stair cupboard, beautiful flooring, door through to:

LOUNGE: (front): 13'3 x 13'0, (4.04 x 3.96m), with measurements into alcoves, enjoying a large, double glazed picture window allowing maximum light into the room and views into the front garden area, which is thoughtfully lawned and secluded with hedging, the front lounge boasts a stunning, multi-fuel, stove fire with tiled recess, slate hearth and fabulous feature fireplace, oak floor, radiator, radiator cover, recessed feature log storage area, fitted shelving into alcove

DINING KITCHEN: (rear): 20'2 x 10'3, (6.12m x 3.12m), maximum measurements. Perfect for family dining and entertaining, this quality, re-fitted kitchen incorporates a range of base, wall and drawer units, solid wood butcher block worktops, large ceramic sink unit with mixer taps, free standing Range cooker, (available by negotiation), oak floor, double glazed window, spotlights to ceiling, breakfast bar area, modern tiling, open through to the dining area, which the current family enjoy for formal dining, radiator, radiator cover, leading through to:

GARDEN ROOM: 15'3 x 8'0, (4.65m x 2.44m), maximum measurements. A wonderful, relaxing family room, enjoying views over the rear garden, double glazed French doors, opening into the garden area, spotlights to ceiling, oak flooring

UTILITY ROOM: (rear): 7'5 x 8'7, (2.26m x 2.62m), double glazed French doors out to the rear garden, roll edge worktop, plumbing for automatic washing machine, fitted shelving, spotlights to ceiling, radiator, door to:

DOWNSTAIRS CLOAKS/WC.: low level w.c. with push button cistern, hand washbasin, combination boiler, tiled floor, spotlights to ceiling

STUDY/GYM/GARAGE: 12'4 x 7'6, (3.76m x 2.29m), Currently utilised as a study area and gym, but able to convert back to a garage, if required, fitted worktops, double glazed door opening to the front driveway, double glazed window



FIRST FLOOR LANDING AREA: Spacious, split level landing area, with loft access, pull down ladders, we have been advised that the loft is approximately three quarters boarded with light, door to:

FAMILY SHOWER ROOM: luxurious, re-fitted family shower room, with walk-in shower, chrome shower with additional forest waterfall spray, vanity sink unit, low level w.c., white and chrome, Victorian style radiator, two double glazed windows, spotlights to ceiling, panelled shower area, tiled splashbacks

BEDROOM ONE: (front): 14'5 x 10'9, (4.39m x 3.28m), including depth of stylish and contemporary, high gloss fitted wardrobes. Providing ample hanging and storage space, double glazed window, radiator, oak flooring

BEDROOM TWO: (rear): 10'5 x 9'2, (3.18m x 2.79m), fitted storage, radiator, double glazed window

BEDROOM THREE: (dual aspect): 21'1 x 7'8, (6.43m x 2.33m), excellent sized extension bedroom with two double glazed windows, radiator

BEDROOM FOUR: (front): 9'0 x 8'4, (2.74m x 2.54m), double glazed window, radiator, oak flooring

EXTERNALLY: A beautifully thought out and designed rear garden, enclosed with sought after Southerly aspect, paved patio, lawn, borders, mature shrubs and plants, outside tap. To the front of the property there is a generous, lawned front garden, secluded with hedging, double length driveway

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: D

EPC Rating: C

WB1738/AI/DD/21.02.2023/V.2





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		70	82

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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