



Beach Road | North Shields | NE30 2TR

**£545,000**

A unique and fabulous, extended, link detached family home, set back and enjoying an extensive front garden, long multi-car driveway and double garage. This lovely home enjoys a wonderful flow, perfect for families, entertaining and outdoor living. A superb location, close to popular local schools, bus routes, shops and just over a ten minute walk to Tynemouth Village and our beautiful beaches. Impressive and spacious hallway, downstairs shower room/w.c., access to the double garage, The lounge enjoys so much light and showcases a large picture window and open fire with feature fireplace, retire through to the front facing family room with contemporary fire or through to the outstanding family dining kitchen with a country cottage style range of units, Range cooker, Velux windows and French doors out to the garden area. There is a spacious landing area to the first floor and four double bedrooms, luxurious family bathroom with freestanding, roll top bath. The private and enclosed rear garden boasts a patio area, lawn and mature borders. The property also benefits from no onward chain.

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For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** a beautiful and spacious entrance hallway with wood flooring, under-stair storage cupboard, radiator, two double glazed windows, additional cloaks cupboard, door to garage, door to:

**DOWNSTAIRS SHOWER ROOM/W.C.:** Contemporary shower room, comprising of, shower cubicle, electric shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, panelled ceiling and spotlights, fully panelled walls, tile effect flooring, chrome ladder radiator, double glazed window

**LOUNGE:** (front): 18'2 x 12'3, (5.53m x 3.73m), a gorgeous, light and airy front room with large double glazed picture window overlooking the front garden, attractive feature fireplace, cast iron open fire, slate hearth, skirting radiator, cornice to ceiling, door through to:

**FAMILY ROOM:** (front): 17'2 x 12'4, (5.23m x 3.76m), an extended front family room with measurements into feature double glazed bay window, additional double-glazed window, contemporary infinity fire, two radiators, double doors through to:

**DINING KITCHEN AND FAMILY ROOM:** (rear): 28'7 x 12'0, (8.71m x 3.66m), outstanding, extended living and dining family kitchen, incorporating a range of cottage style, base, wall and drawer units, contrasting worktops, Range cooker, cooker hood, one and a half bowl sink unit with mixer taps, wine rack, integrated dishwasher, space for American Fridge Freezer, tiled floor, tiled splash-backs, spotlights to ceiling, double glazed window, double glazed French doors out to the garden, four Velux windows, allowing maximum light into this gorgeous room, two radiators

**FIRST FLOOR LANDING AREA:** spacious landing, loft access with pull down ladders, we understand that the loft is part boarded for storage purposes, airing cupboard housing hot water tank to the landing, door to:

**FAMILY BATHROOM:** 9'3 x 5'9, (2.82m x 1.75m), a luxurious family bathroom, showcasing, freestanding, roll top bath with mixer taps and shower spray, pedestal washbasin, low level w.c. with push button cistern, tiled floor, tiling to walls, chrome radiator, two double glazed windows

**BEDROOM ONE:** (front): 12'9 x 12'9, (3.89m x 3.89), double glazed window, radiator

**BEDROOM TWO:** (front): 12'7 x 10'0, (3.84m x 3.05m), double glazed window, radiator

**BEDROOM THREE:** (rear): 9'3 x 8'9, (2.82m x 2.67m), radiator, double glazed window

**BEDROOM FOUR:** (front): 12'9 x 7'0, (3.89m x 2.13m), radiator, double glazed window

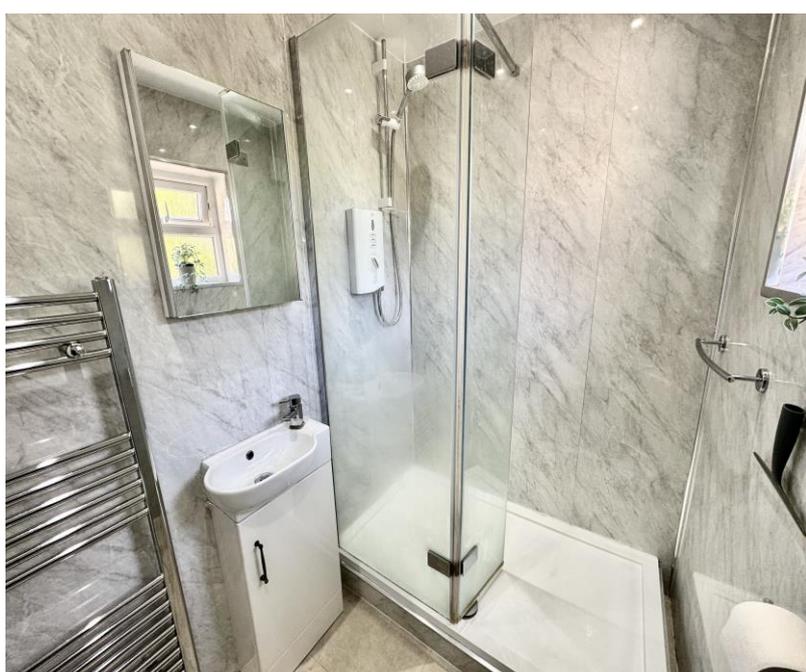
**EXTERNALLY:** beautiful and extensive front garden with lawn and borders, patio area, long driveway with parking for at least three cars. The garden to the rear is enclosed and private with lawned area, patio.

**GARAGE:** 18'2 x 15'5, (5.53m x 4.70m), spacious double garage with single drainer sink unit, logic +Ideal boiler, plumbing for automatic washing machine, tap for garden hose, door out to the rear garden, electric roller door

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## 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: E

EPC RATING: D

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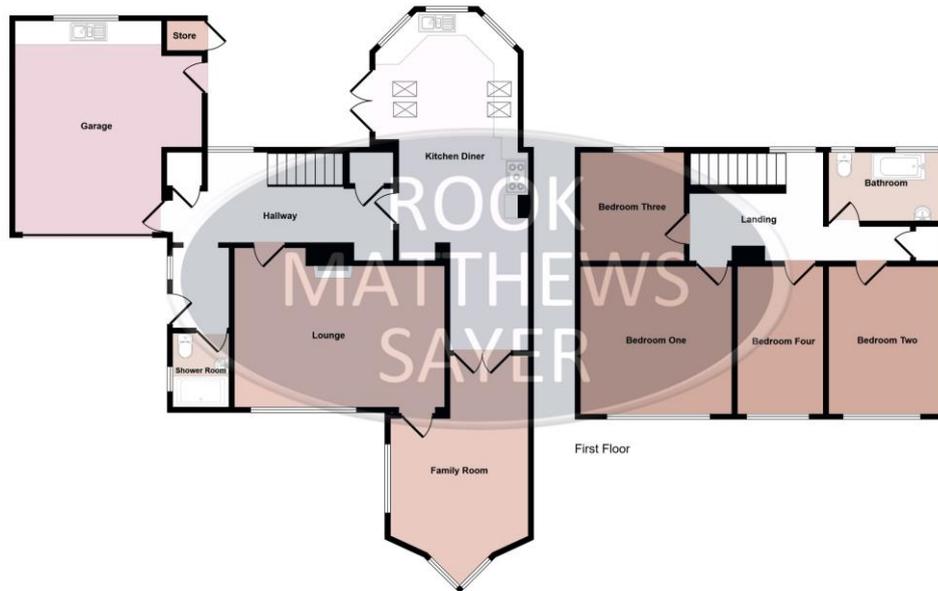


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# AWAITING



Ground Floor 77 BEACH ROAD FLOORPLAN V.1

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 260.

# AWAITING EPC

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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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