



The Broadway | Tynemouth | NE30 2LQ

**£795,000**

What a lifestyle this fabulous, 1930's, detached family home offers! Loved by the current family for many years and commanding one of the most sought after locations in Tynemouth, we just love what The Broadway has to offer. If you're looking for a vibrant and coastal lifestyle then this property really has it all. Walking distance to the beach, Metro, sought after schools and Tynemouth Village, you can enjoy all that this prime area has to offer or you can relax in the enclosed, South-Westerly rear garden, soaking up your own private space during warmer days. Light and airy, versatile and spacious, this purpose built property is also available with no onward chain. Showcasing a fabulous entrance porch and hallway with feature turned staircase up to the first floor, beautifully light and airy, open lounge through dining room with feature bay window and patio doors out to the garden area, attractive fireplace and gas, living flame fire, arch through to formal dining area, again, enjoying maximum light and doors out to the garden. Family dining kitchen with integrated appliances, 16'2 x 13'6 conservatory with French doors out to the garden, separate utility/downstairs w.c. Stunning landing with stained leaded light window, four double bedrooms, three with fitted storage. Large family bathroom with separate shower cubicle. Large, enclosed garden to the rear with sunny aspect, patio, lawn, mature borders and shed. Front driveway and garden, garage with electric roller door. No onward chain.

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**Prestigious Location Close to**

**Large, South-Westerly**

**Three Open Plan Reception**

**Family Dining Kitchen**

**Four Double Bedrooms**

**Substantial Detached Family**

**Impressive Hallway and**

**Fabulous Sized Conservatory**

**Downstairs w.c./Utility Area**

**Driveway and Large Garage**



**ENTRANCE PORCH:** door through to:

**ENTRANCE HALLWAY:** a fabulous, characterful entrance hallway featuring a sweeping staircase with decorative wrought-iron balustrade, stained glass side window, original-style coving and ceiling rose, radiator, door to:

**LOUNGE/DINING ROOM:** (dual aspect): 28'5 x 12'8, (8.66m x 3.86m), into recess, excluding depth of double glazed bay window, ample natural light floods this superb sized family lounge and dining room, attractive feature fireplace and gas, living flame fire, two radiators, double glazed patio doors opening out to the garden, cornice and ceiling rose, feature arch through to:

**DINING ROOM:** (rear): 12'7 x 9'6, (3.84m x 2.90m), double glazed patio doors out to the garden, radiator, cornice and ceiling rose, door to;

**DINING KITCHEN:** (rear): 12'1 x 9'8, (3.68m x 2.95m), plus recess, large under-stair storage cupboard, the kitchen is fitted with a range of white, base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, integrated double electric oven, gas hob, cooker hood, double glazed window, radiator, tiled splash backs and floor, door to garage, door to:

**CONSERVATORY:** (rear): 16'2 x 13'6, (4.93m x 4.12m), gorgeous conservatory, perfect for enjoying the garden, reading or entertaining, with double glazed French doors opening out to the garden, electric radiator, wall lights, door to:

**UTILITY/DOWNSTAIRS CLOAKS/W.C.:** low level w.c., sink unit with mixer taps

**GARAGE:** 16'9 x 9'10, (5.11m x 2.99m), roller door, two windows

**T: 0191 2463666**

**whitleybay@rmsestateagents.co.uk**

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**FIRST FLOOR LANDING AREA:** stunning landing area with large, stained leaded light window, loft access, ceiling rose, radiator, door to:

**BEDROOM ONE:** (front): 14'10 x 12'4, (4.54m x 3.76m) into double glazed bay window, radiator, double glazed window, fitted wardrobes with coordinating drawers

**BEDROOM TWO:** (rear): 14'10 x 12'7, (4.54m x 3.84m) radiator, double glazed window, mirrored wardrobes

**BEDROOM THREE:** (rear): 12'1 x 8'11, (3.69m x 2.74m), radiator, double glazed window, fitted wardrobes

**BEDROOM FOUR:** (front): 12'9 x 9'0, (3.91m x 2.76m), radiator, double glazed window

**BATHROOM:** large family bathroom comprising of, bath with mixer taps, separate shower cubicle, electric shower, vanity sink unit, low level w.c. with recessed flush, fully tiled walls and floor, double glazed window, radiator

**EXTERNALLY:** a wonderful, South-Westerly, rear garden, with patio, lawn and mature, raised borders, shed. To the front is an additional lawned area, dwarf wall, paved driveway, garage, side path with access through to the rear garden

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

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: F**

#### **EPC RATING: D**

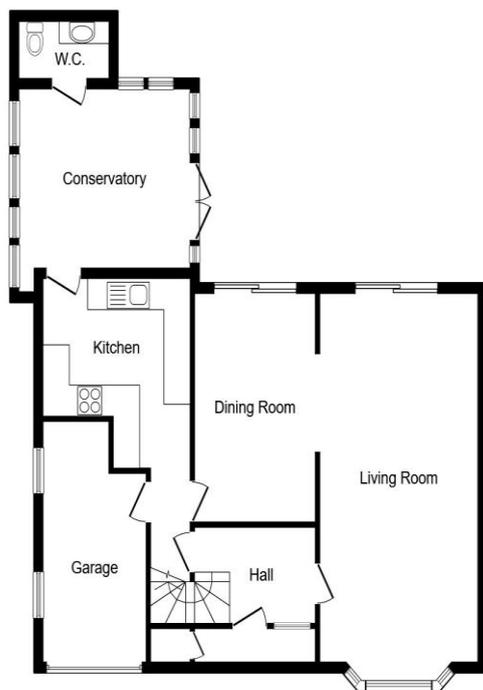
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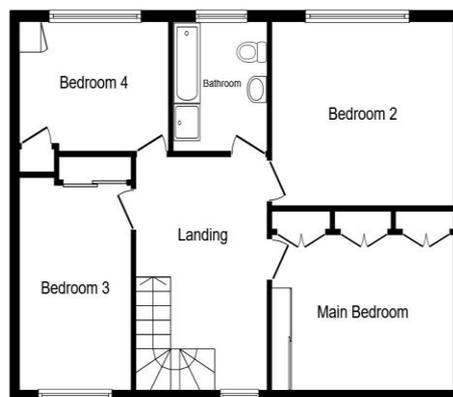
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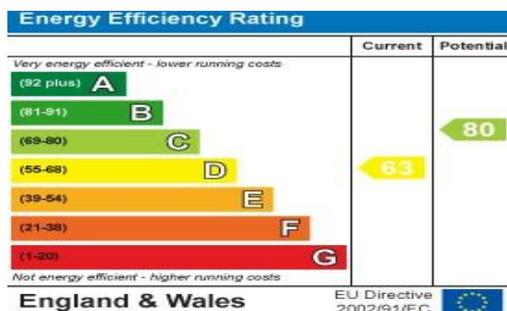


Ground Floor



First Floor

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