



Mill Grove | Tynemouth | NE30 2JR

£650,000

An exceptional period family home set over three floors, ideally located within walking distance of the beach, Tynemouth Metro, excellent schools, and a fantastic range of local amenities. Bursting with character, generous living space, natural light, and undeniable charm, this beautiful home is sure to capture your heart from the moment you step inside! A gorgeous enclosed front garden greets you featuring attractive planted borders. Entrance vestibule, spacious hallway with under-stair storage cupboard, cloaks room, turned staircase to the first floor, beautiful lounge with feature bay window and electric fire. To the rear of the property is a fabulous, extended, open plan dining kitchen with skylights and bi-folding doors to the South facing rear garden. The kitchen is stylish with Range cooker, integrated appliances and a downstairs W.C. The South-facing rear garden offers a wonderful space with patio seating area, steps leading to an artificial lawn, access to the garage and framed by brick borders and fencing for added privacy. To the first floor is three double bedrooms with one featuring fitted wardrobes and a luxurious family bathroom. Occupying the entire second floor, this truly exceptional principal bedroom is without doubt one of the standout features of the home. Beautifully designed and flooded with natural light from large Velux windows, with striking exposed brickwork, walk in dressing area, and an elegant en-suite featuring a stunning finish with exposed brick detail, a separate shower cubicle, Velux window, creating a bright and beautifully styled space. This superb family home is certain to impress from beginning to end.

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ENTRANCE VESTIBULE: tiled floor with door to:

ENTRANCE HALLWAY: 18'5 x 7'1 (5.61m x 2.16m), fabulous sized hallway, under-stair storage cupboard, cloaks cupboard with double glazed stain glass window, wooden floor, turned staircase to the first floor, picture rail, radiator, door to:

LOUNGE: (front) 13'1 x 16'8 (3.99m x 5.08), gorgeous lounge with feature double glazed bay window, electric fire with tiled hearth, picture rail, cornice to ceiling, radiator

KITCHEN/DINER: (rear) 20'3 x 23'7 (6.15m x 7.19m), stunning extended kitchen/diner, fitted with a range of contemporary and stylish base, wall and drawer units, contrasting worktops, Range cooker, cooker hood, dishwasher, microwave, Belfast sink with taps, dishwasher, two skylights, wooden flooring, exposed brick wall, bi-folding doors to the rear garden

DOWNSTAIRS CLOAKS/W.C.: (rear), Belfast sink with mixer taps, low level w.c. with push button cistern, ladder radiator, double glazed window, plumbing for washing machine

FIRST FLOOR LANDING: spacious landing with turned staircase up to the second floor, storage cupboard, door to:

FAMILY BATHROOM: (rear) 8'3 x 8'4 (2.52m x 2.54m), luxurious family bathroom, freestanding bath with mixer taps, shower cubicle with additional rainfall shower, vanity sink unit with taps, low level w.c. with push button cistern, tiled wall, ladder radiator, double glazed window

BEDROOM TWO: (rear) 11'7 x 14'8 (3.53m x 4.47m), with measurements into alcoves, original feature fireplace, tiled hearth, fitted wardrobe, double glazed window, radiator,

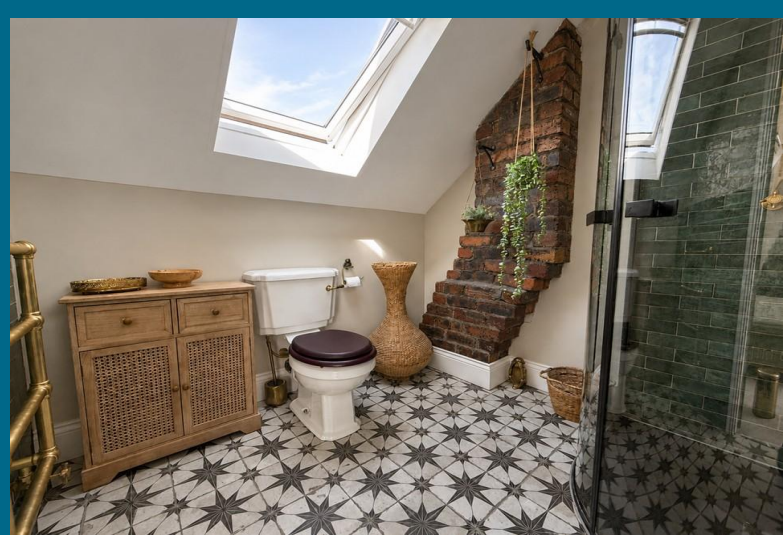
BEDROOM THREE: (front) 11'7 x 14'4 (3.53m x 4.37m), with measurements into alcoves, original feature fireplace, tiled hearth, double glazed window, picture rail, radiator,

BEDROOM FOUR: (front) 9'5 x 8'4 (2.87 x 2.54), double glazed window, picture rail, radiator

BEDROOM ONE: (dual aspect): 18'1 x 11'6, (5.51m x 3.51m), a spectacular principal bedroom with Velux windows to both the front and rear, to maximise both light and space, exposed brick wall, radiator, door to walk in dressing area with light, ample hanging and storage space, door to:

EN-SUITE SHOWER ROOM: beautiful, en-suite shower room with floating sink unit with taps, shower cubicle with additional rainfall shower, recess shelf, low level w.c., exposed brick wall, tiled walls, Velux window, traditional heated towel rail

EXTERNALLY: enjoy the South-facing rear garden featuring a patio seating area, steps leading to the artificial lawn, garage access and enclosed by brick borders and fencing for privacy. The to front is a charming enclosed garden with a tiled pathway and planted borders



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.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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For any more information regarding the property please contact us today

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: On street

Awaiting EPC

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: D

EPC RATING: TBC

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Awaiting Floorplan

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