

147 THE BROADWAY
TYNEMOUTH NE30 3TA
£380,000



- ARCHITECT DESIGNED THREE BEDROOM SEMI DETACHED HOUSE
- LOUNGE OPEN PLAN TO DINING KITCHEN
- NEWLY FITTED CONTEMPORARY DINING KITCHEN
- SHOWER ROOM WC & DOWNSTAIRS WC
- HIGHLY SOUGHT AFTER LOCATION IN TYNEMOUTH
- DETACHED GARAGE & DRIVEWAY PARKING
- SUBSTANTIAL FRONT & REAR GARDENS
- EPC RATING C

Embleys are proud and delighted to be instructed in the sale of this superb and immaculately presented Architect designed semi detached house which was built in 1952 and perfectly located against a residential setting on a highly sought after street in Tynemouth. It boasts a variety of modern features and is ideal for a range of buyers. This is a three bedroom house set over two floors. Ground Floor: lounge open plan to dining kitchen, newly fitted contemporary dining kitchen, downstairs WC. First Floor: three bedrooms, shower room WC. Externally: detached garage, driveway parking, front garden, substantial rear garden. The amazing condition, exceptional features and superb layout of this property makes for an exciting opportunity which can only be truly appreciated by a visit. Tynemouth is an historic town which beautifully balances the traditional with the modern to stay one of the most popular destinations in the North East. It is perfectly situated and perfectly sized to be vibrant and exciting, while also being intimate and community driven. Tynemouth has stunning history, exceptional public transport systems, great schools, shops which are both high street and boutique, and fabulous bars and restaurants. The area attracts a diverse demographic which allows it to maintain its wide appeal.

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ENTRANCE HALLWAY

Enter through Everest composite front door with glass inserts into entrance hallway. Complete with timber framed internal floor to ceiling window with timber sill overlooking dining area, under stair storage cupboard with lighting, double radiator and water proof wood effect flooring. Stairs incorporating original painted metal spindles to half landing with door to downstairs WC and then to first floor. Doors to lounge and dining kitchen.

LOUNGE

19'0" x 11'10"

The lounge is open plan, front and rear facing with ceiling cornices, UPVC double glazed timber framed window incorporating timber pelmet and recess to chimney breast with feature fireplace with wood effect surround and Dovre multi fuel burner.

There is a contemporary vertical radiator, a double radiator, TV point with built in storage cupboard beneath and Everest aluminium bi folding doors with timber pelmet above leading to rear garden. Open to dining kitchen.



DINING KITCHEN

18'3" x 11'4"

The dining area is rear facing with ceiling cornices, UPVC double glazed window incorporating timber pelmet, timber framed picture windows with timber sill overlooking entrance hallway and double radiator. Open to the newly fitted, contemporary kitchen which accommodates a three seater breakfast bar. Benefiting from base and drawer units with built in storage to base units and two wall units with contrasting worktops incorporating large single bowl Franke sink with mixer taps. Integrated appliances include an AEG combination microwave and oven, AEG steam oven, Bosch four ring induction hob and space for fridge freezer, dishwasher and under bench dryer. There are two UPVC double glazed windows, original larder cupboard built in the 1950's providing storage with shelving and space and plumbing for washing machine, double radiator and door to entrance hallway.

DOWNSTAIRS WC

With integrated Arcade suite including WC, vanity wash basin with storage beneath, partially tiled walls, UPVC double glazed obscured window and water proof wood effect flooring.

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LANDING

Bright landing with loft access (which is partially boarded with lighting and pull down ladder), UPVC double glazed window incorporating timber pelmets, original oak stair banister with original painted metal spindles and built in double storage cupboard housing Bosch Worcester combi boiler and shelving to bottom.



BEDROOM ONE

19'8" x 11'6"

(measurements into recess)

Bedroom one is spacious, front and rear facing with two UPVC double glazed windows providing partial elevated sea views, one to front and one to rear incorporating timber pelmet and double radiator.



BEDROOM TWO

11'2" x 8'9"

(measurements not including wardrobes)

Bedroom two is rear facing with UPVC double glazed window incorporating timber pelmet and providing partial elevated sea views, original built in wardrobe and double radiator.



BEDROOM THREE

11'2" x 7'8"

Bedroom three is rear facing with two UPVC double glazed windows incorporating timber pelmets and providing partial elevated sea views, built in storage cupboard and double radiator.



SHOWER ROOM WC

7'4" x 7'1"

(measurements including shower)
Modern Arcade shower room suite (with the exception of the shower) complete with walk in shower, ceramic sink with central mixer tap and low level WC. There is an extractor fan, recess ceiling spotlights, UPVC double glazed obscured window, partially tiled walls, double radiator and water proof wood effect flooring.

GARAGE

18'3" x 9'2"

Detached brick built garage complete with lighting, power, 1950's original built in storage units, UPVC Everest window and water tap. There is a UPVC door with obscured pane and electric up and over garage door.

FRONT GARDEN

The good sized front garden is laid to lawn with planted borders, block paved driveway parking and gated access to rear garden.

REAR GARDEN

Substantial rear garden is laid to lawn with mature shrubs, planted borders and a walled boundary with gated access to front of property.

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Smoke Alarms

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.



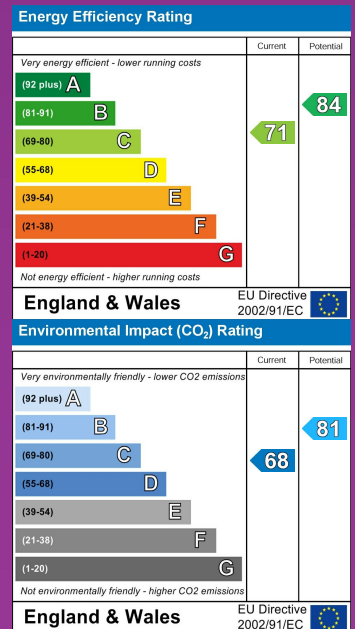
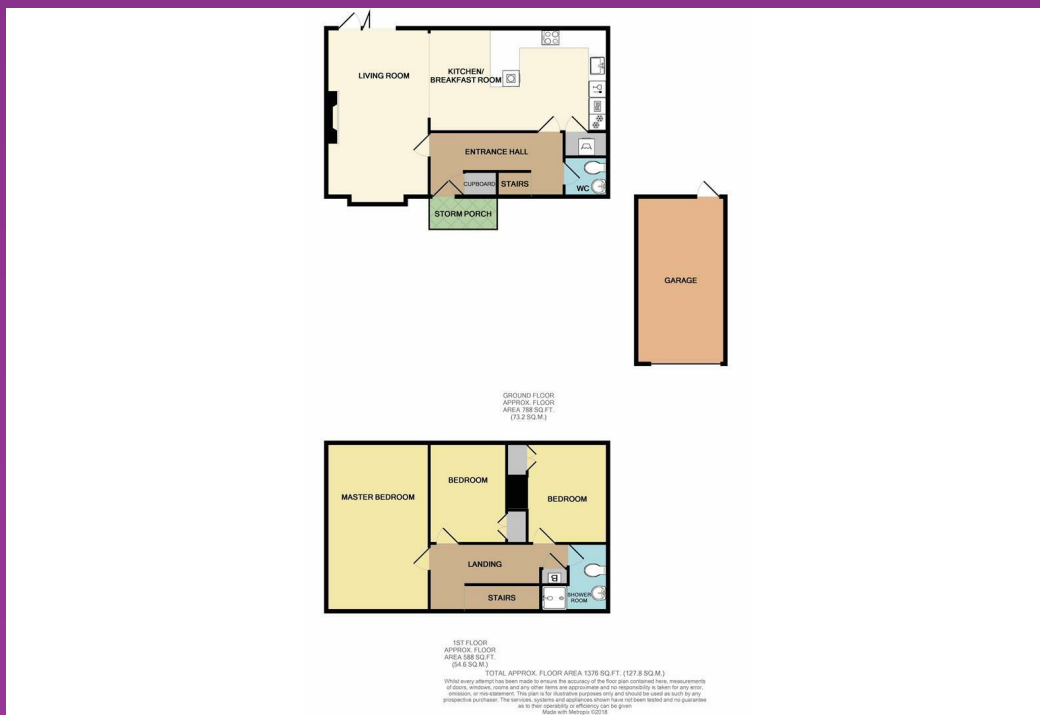
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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The Properties Misdescription Act, 1991

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They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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