





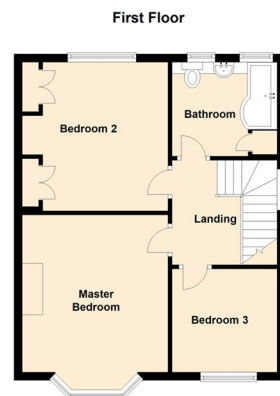
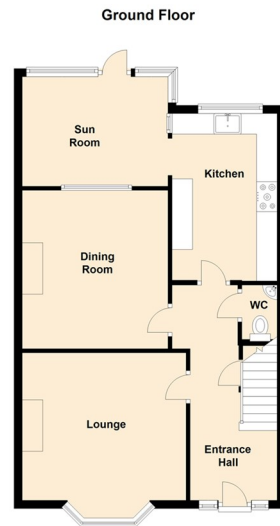
- Sea Views
- Planning Approved For Extention
- Three Bedrooms
- Many Local Amenities
- Period Features
- Large Garage
- Three Reception Rooms
- Downstairs w.c.
- Close To Sea Front
- Imaculatley Presented





Just seconds from the sea front, this is a charming three bedroom family home with sea views, garage and garden. The property which has superb kerb appeal, is well proportioned and immaculately presented throughout. This lovely home has further potential with planning approved for a fourth bedroom with en/suite and open plan kitchen/diner. It is located in the heart of the ever desirable Tynemouth village which benefits from cafes, restaurants, shops, schools and several stunning beaches. Internally the accommodation retains many original features and briefly comprises:- entrance hall, lounge with bay window and feature fire, dining room with feature fireplace, under stairs WC, high quality kitchen and a sun room. To the first floor there are three generous bedrooms and a family bathroom. Externally there is a garage with utility space and a landscaped garden. Must be viewed to appreciate the standard of accommodation on offer.





The difference between house and home

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Lounge 11'10" x 13'1" (3.62 x 3.99)

Dining Room 11'10" x 12'9" (3.61 x 3.91)

Sun Room 10'5" x 8'7" (3.19 x 2.62)

Kitchen 13'7" x 7'7" (4.15 x 2.33)

Master Bedroom 11'4" x 12'2" (3.46 x 3.71)

Bedroom Two 9'11" x 12'8" (3.03 x 3.88)

Bedroom Three 7'10" x 8'2" (2.41 x 2.49)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	72	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	69	82
England & Wales	EU Directive 2002/91/EC	

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