

SIGNATURE

NORTH EAST

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📍 Mariners Lane, Tynemouth NE30 2RU

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Offers Over £360,950

A fantastic opportunity has arisen to the market to acquire this four bedroom end terraced house, idyllically positioned within the highly sought after coastal town of Tynemouth. The property offers neutral decor throughout, with underfloor heating on the ground floor, and spacious living areas over three floors.

The property begins briefly with a welcoming entrance hall, providing access to the principal rooms of the ground floor and to the first floor landing via the staircase. The ground floor itself is comprised of a sizable living room, benefitting from a large bay window overlooking the front of the property, and flooding the room with an envious amount of natural light. Continuing through the hallway there is the lounge/diner, boasting expansive floor space with a feature fireplace and access to both the well presented kitchen and the rear garden. The kitchen benefits from neutral fitted wall, base and drawer units, complemented with attractive worktops and additional access to the rear garden.

To the first floor of the property there are three generously sized bedrooms, one of which with access to an en-suite and another with a bay window and fitted wardrobes. Also situated within the first floor is the four piece family bathroom, with a separate bath and shower unit.

Above the first floor is the loft room, presenting the opportunity to be used as a fourth bedroom if required. It could also be used as an office, study or storage room.

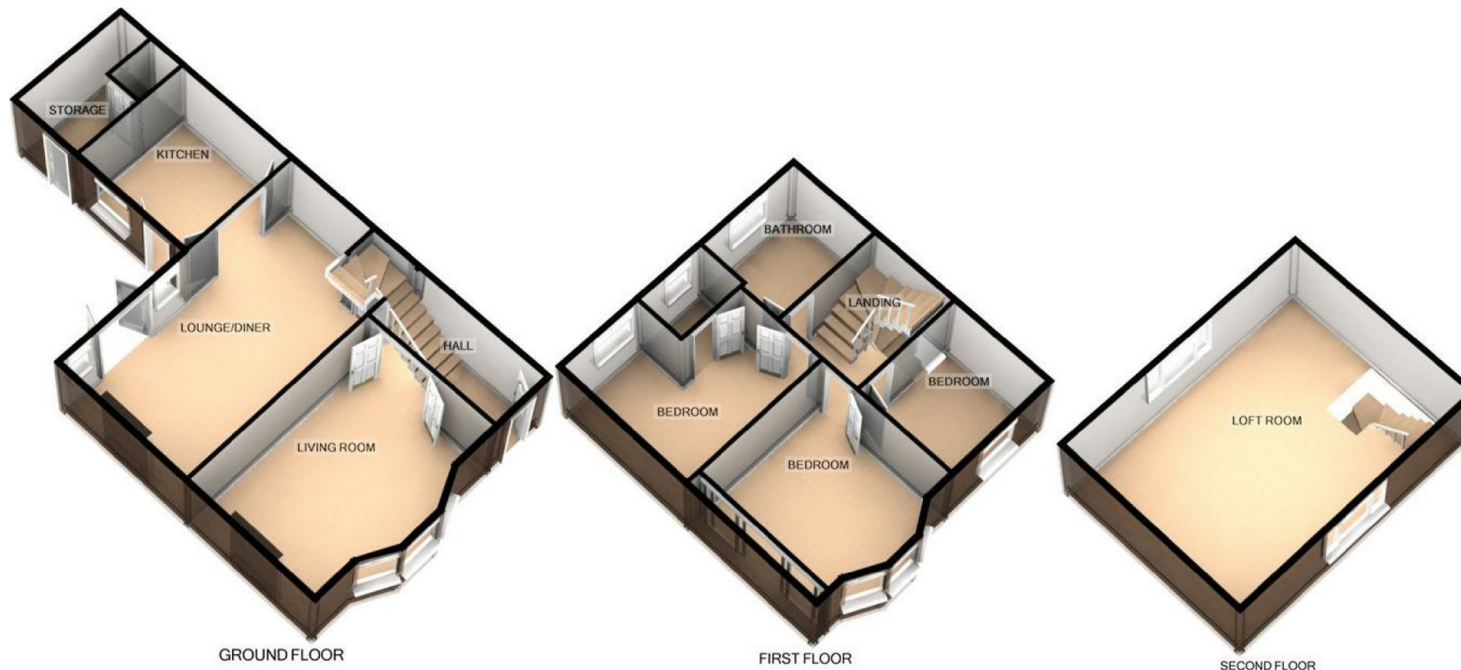
Externally, there is on street parking to the front, with a spacious garden to the rear with a decked sitting area.

Tynemouth is one of the most prestigious and highly desirable areas in the North East with outstanding schooling and historic charm. Located less than ten minutes' walk away from the beach, the property also excellent road and rail links to the centre of Newcastle, as well as an elite selection of shops and restaurants.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



MARINERS LANE, TYNEMOUTH

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Measurements:

LIVING ROOM
16'9" x 11'8"

LOUNGE/DINER
21'7" x 11'11"

KITCHEN
10'4" x 10'0"

BEDROOM
12'9" x 11'11"

EN-SUITE
6'2" x 4'0"

BEDROOM
11'10" x 11'8"

BEDROOM
7'11" x 7'9"

BATHROOM
7'0" x 6'9"

LOFT ROOM
21'5" x 17'4"

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		

England & Wales

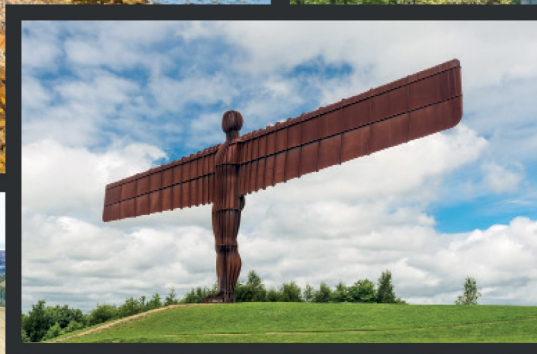
EU Directive
2002/91/EC







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