

1 PRUDHOE TERRACE
TYNEMOUTH NE30 4EZ
£350,000



- SUPERB THREE BEDROOM UPPER MAISONETTE
- STUNNING, OPEN PLAN LOUNGE & DINING KITCHEN
- UTILITY ROOM & ADDITIONAL WC
- STYLISH FAMILY BATHROOM WC
- INTERIOR DESIGNED TO A HIGH STANDARD THROUGHOUT
- LOW MAINTENANCE FRONT GARDEN
- NO UPPER CHAIN
- EPC RATING C

Embleys are delighted to be instructed in the sale of this outstanding, interior designed, recently renovated upper maisonette which is perfectly located within the much sought after Tynemouth town. One of the finest of its type currently available, it has no upper chain and boasts a wealth of period features with bespoke, designer additions making it ideal for contemporary living and a range of buyers.

This is a three bedroom property set over two floors. First floor: open plan lounge & dining kitchen, bedroom, WC. Second floor: master bedroom with dressing room, bedroom, bathroom WC, utility room. Externally: front town garden.

The amazing condition, fabulous location and unique feel of this property makes for an exciting opportunity which can only truly be 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 timber front door with decorative glazed panel above into the entrance hallway. With ceiling cornices, painted wood panelling, under stairs storage area, designer column radiator and tiled effect flooring. There are stairs with spindles and newel post up to the first floor.

SPLIT LANDING

With recessed ceiling spotlights, stairs up to the first floor landing and doors to bedroom one and WC.

FIRST FLOOR LANDING

Complete with recessed ceiling spotlights and stairs up to the second floor. Door to open plan lounge & dining kitchen.



OPEN PLAN LOUNGE & DINING KITCHEN

27'6" x 9'5"

Stunning, open plan, lounge and dining kitchen which easily accommodates a ten seater dining table as well as a lounge area and substantial Island. Throughout this impressive light and airy space there are recessed ceiling spotlights, ceiling cornices, tiled effect flooring, five designer column radiators and eight UPVC double glazed sash windows with period wood surrounds and plantation style shutters providing an abundance of natural light. The lounge area also includes a contemporary remote controlled gas fire, built in log store and wall mounted video door entry system. The '1909' designer kitchen benefits from a good range of bespoke, contemporary base and drawer units including a larder cupboard with built in storage, drawers and lighting, Quartz worktops and upstands incorporating Belfast style sink, mixer taps and grooves into granite drainer. Integrated fridge freezer and Baumatic dishwasher. The larger style Island includes base units, drawers, Quartz worktop, breakfast bar, single oven and Smeg four ring gas hob. There are also Buster & Punch light switches throughout the property.



BEDROOM ONE

11'4" x 8'10"

(measurement into 'T' fall roof line)
Bedroom one is modern, rear facing and currently used as an office. With Velux window, exposed brick featured wall and designer column radiator.

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WC

Complete with integrated WC, counter top wash basin, tiled splash backs, recessed ceiling spotlights, designer vertical column radiator and tiled flooring.

SECOND FLOOR LANDING

With Velux window, storage area, loft access and designer column radiator.

Doors to Master bedroom, third bedroom, utility room and bathroom WC.

UTILITY ROOM

The utility is compact and located off the second floor landing. With worktop, space for washing machine and tumble dryer, Velux window and designer column radiator.

MASTER BEDROOM & DRESSING ROOM

20'9" x 19'3"

(measurement includes dressing room and into 'T' fall roof line)

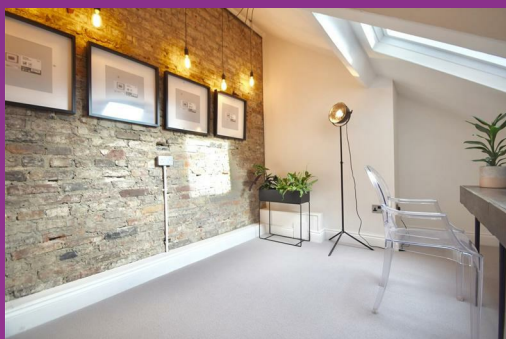
The master bedroom is spacious, elegant and front facing with recessed ceiling spotlights, UPVC double glazed dormer sash window, Velux window, feature cast iron fireplace and two designer column radiators. The walk in dressing room benefits from hanging rails, built in shelves, storage area and designer column radiator.

BEDROOM THREE

18'3" x 7'9"

(measurement into 'T' fall roof line)

Bedroom three is stylish and front facing with Velux window, feature cast iron fireplace and designer column radiator.



BATHROOM WC

13'10" x 9'11"

Gorgeous, contemporary, family bathroom benefiting from double ended free standing bath with central mixer taps, larger style walk in shower enclosure with rainfall shower, integrated WC and bespoke wood cabinet with twin counter top washbasins. There are recessed ceiling spotlights, herringbone tiling to the shower area and feature wall with integrated shelf, designer column radiator, tiled flooring with under floor heating, built in storage area, extractor fan and Velux window.

FRONT GARDEN

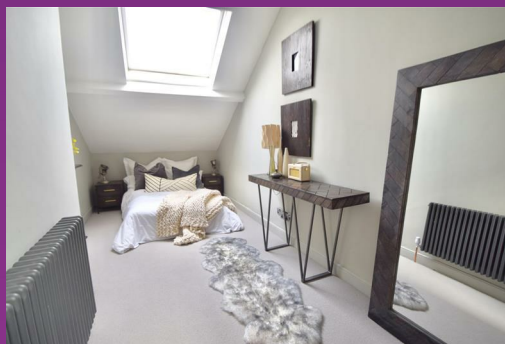
The front garden is low maintenance with block paving and a boundary marked with railings.

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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.

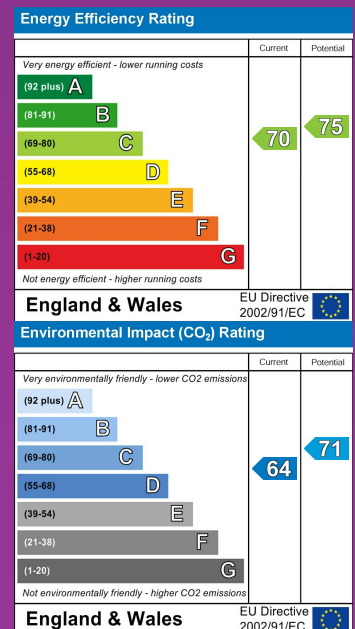
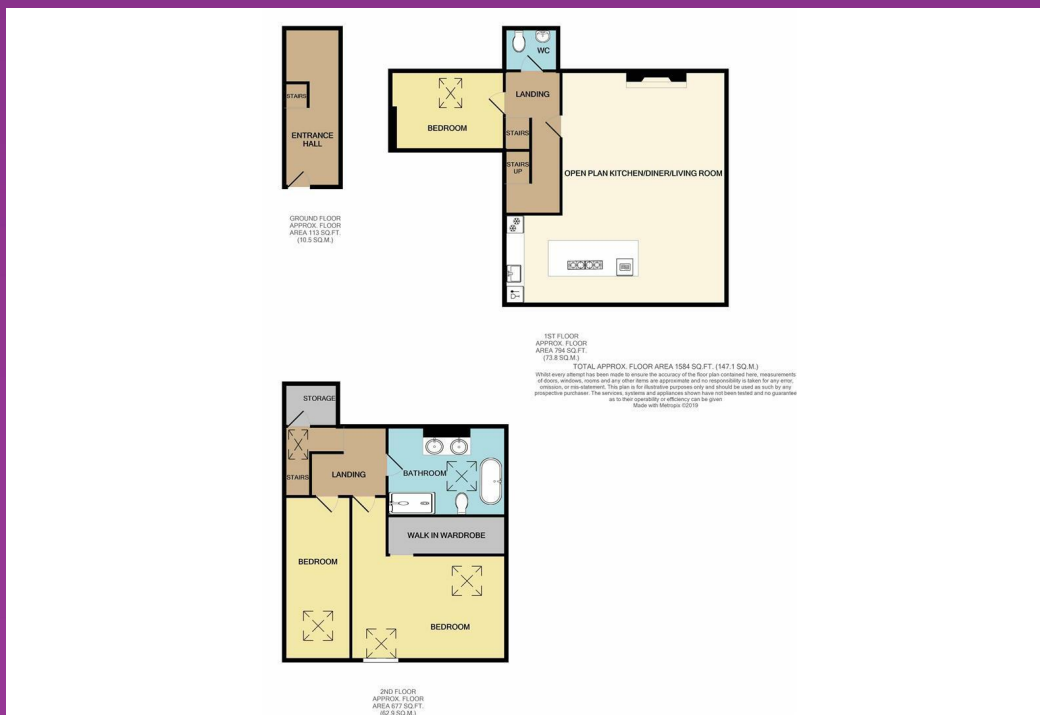
Appliances and Services

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

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

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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