

SIGNATURE

NORTH EAST

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📍 Hotspur Street, Tynemouth NE30 4EQ

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Offers Over £330,000

Signature North East welcomes to the market this delightful three-bedroom semi-detached house, fantastically positioned within the heart of Tynemouth Village, located just off from Tynemouth Front Street, and is within walking distance of the picturesque seafront, many of Tynemouth's shops, bars and restaurants as well as Kings Priory school. The home offers tasteful decor throughout, with bright and airy rooms across both floors, providing a fantastic family home in this enviable location.

A brief entrance porch provides access through to a warm, welcoming hallway which flows throughout the ground floor and up to the first floor landing from the staircase. The hallway firstly leads into the well presented living room, featuring a beautiful fireplace and an arched open plan aspect to the dining room. From the dining room there are sliding doors at the rear leading out to the garden, and a door leading through to the kitchen. The kitchen showcases cream fitted units along with an integrated oven and hob and plumbing for additional appliances. There is also a large picture window providing a wealth of natural light during day.

Going up to the first floor there are the three liberally sized bedrooms, two with fitted wardrobes for storage. Within the first floor there is also a generously sized three-piece bathroom with a separate bath and shower unit, as well as a separate WC room.

Externally, there is a block paved driveway at the front for off street parking. At the rear there is a tranquil garden/courtyard area, with a pond in the centre and benches providing an idyllic sitting area.

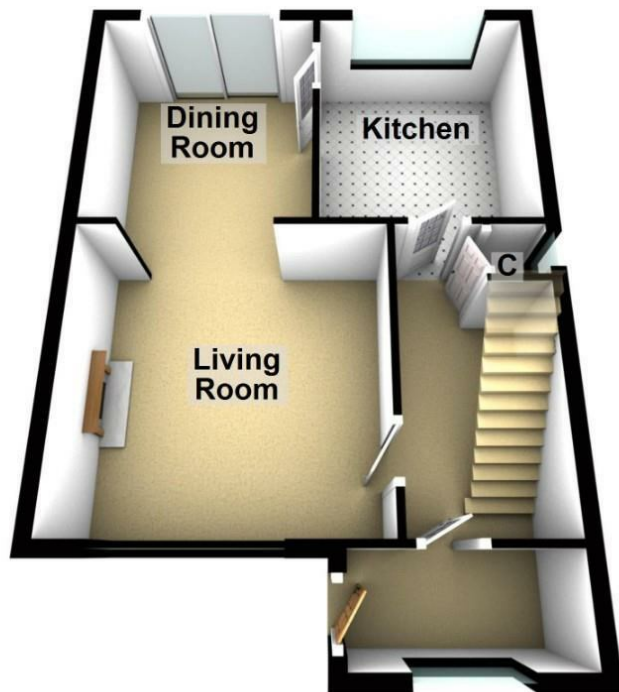
Tynemouth is one of the most prestigious and highly desirable areas in the North East with outstanding schooling and historic charm. Located less than ten minutes' walk away from the beach, the property also excellent road and rail links to the centre of Newcastle, as well as an elite selection of shops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



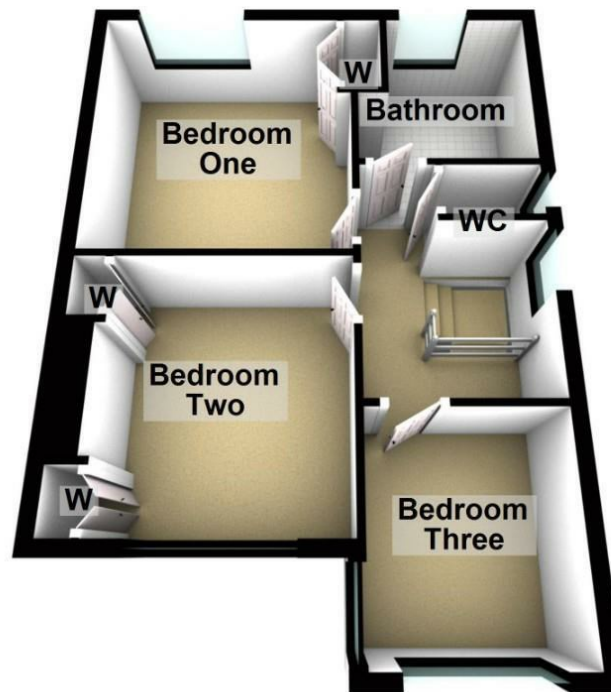
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor



First Floor



Measurements:

LIVING ROOM
12'10" x 12'6"

DINING ROOM
10'6" x 9'9"

KITCHEN
10'10" x 9'5"

BEDROOM ONE
12'0" x 11'4"

BEDROOM TWO
11'6" x 11'4"

BEDROOM THREE
8'11" x 7'11"

BATHROOM
7'8" x 7'7"

WC
n/a

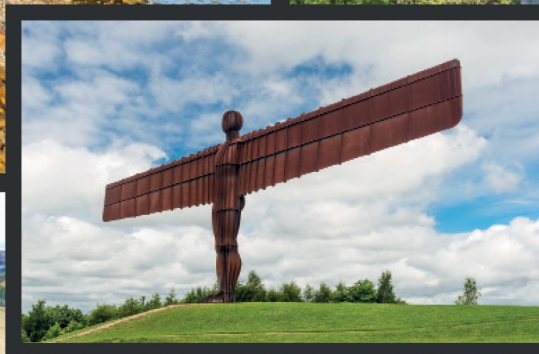
Energy Efficiency Rating

	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		
	67	80
England & Wales EU Directive 2002/91/EC		





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