

**11 HOTSPUR STREET**  
**TYNEMOUTH NE30 4EJ**  
**£475,000**

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- SIX BEDROOM TERRACED HOUSE • SOUGHT AFTER LOCATION
- LOUNGE & KITCHEN DINER
- BASEMENT FOR STORAGE
- EN SUITE SHOWER ROOM WC
- FAMILY BATHROOM WC
- REAR PATIO GARDEN
- EPC RATING E

This beautiful, characterful terraced property is perfectly located within a sought after residential setting. It displays an abundance of period and modern features and is ideal for a family. This is a six bedroom property set over three floors. Ground Floor: lounge, kitchen diner. basement for storage. First Floor: bedroom one with en suite shower room WC, bedrooms two and three, bathroom WC. Second Floor: bedrooms four, five and six. Externally: rear patio garden. The family feel, amazing condition and exceptional features 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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**VESTIBULE**

Enter through timber front door into vestibule with decorative tiled flooring and glazed inner door with glazed panel above to entrance hallway.

**ENTRANCE HALLWAY**

Light and spacious entrance hallway with ceiling cornices, period ceiling corbels, double radiator, engineered oak flooring and stairs to first floor. Doors to lounge and dining kitchen.

**LOUNGE**

14'10" x 13'5"

(measurements into recess)

The lounge is homely, bright and front facing with ceiling cornices, ceiling rose, timber framed double glazed window with cross panes and feature fireplace with period wood surround, horse shoe insert, granite hearth and living flame gas fire. Fitted shelving and low level fitted cupboards to both recesses, timber glazed inner window to kitchen, double radiator and engineered oak flooring.



**KITCHEN DINER**

21'8" x 15'4"

Fabulous, open plan kitchen benefiting from an Island layout with two seater breakfast bar and space for a family dining table. Benefiting from wall, base and drawer units with wood worktops incorporating Belfast sink with mixer taps and tiled splash backs. There is space for a Range oven, chimney hood and under bench space for a fridge and freezer. UPVC double glazed window, cast iron style radiator, built in storage cupboard with plumbing for washing machine and tumble dryer and engineered oak flooring. There is an UPVC double glazed door leading to rear patio garden.

**BASEMENT**

19'5" x 13'4"

Spacious basement storage space with lighting and power.

**SPLIT LANDING**

Split landing with door to bathroom and stairs to main landing.

**BATHROOM WC**

10'7" x 5'6"

Bathroom complete with 'P' shaped panelled bath with shower over, wall mounted wash basin and low level WC. There are ceiling spotlights, UPVC double glazed obscured window, partially tiled walls, chrome towel warmer and tiled wood effect flooring with under floor heating.

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**LANDING**

Landing with floor to ceiling fitted cupboard, doors to three bedrooms and stairs to second floor landing.

**BEDROOM ONE**

13'6" x 11'2"

(measurements not including wardrobes)

Bedroom one is stylish and front facing with ceiling rose, timber framed window with cross panes and period wood panelling beneath, cast iron fireplace, high gloss fitted wardrobes to both recesses and double radiator.

**BEDROOM TWO**

13'2" x 12'11"

(measurements not including en suite)

Bedroom two is beautiful and rear facing with ceiling coving, UPVC double glazed window, single radiator and door to en suite.

**EN SUITE SHOWER ROOM WC**

9'10" x 3'8"

Beautiful en suite complete with walk in rainfall shower over and additional shower attachment, vanity wash basin and low level WC. There are ceiling spotlights, extractor fan, tiled walls, chrome towel warmer and tiled flooring.

**BEDROOM THREE**

9'9" x 6'5"

Bedroom three is front facing with timber framed double glazed window with cross panes, period wood panelling beneath and single radiator.



**SECOND FLOOR LANDING**

With double glazed window and doors to bedrooms four, five and six.

**BEDROOM FOUR**

11'5" x 10'10"

Bedroom four is front facing with UPVC double glazed dormer window and double radiator.

**BEDROOM FIVE**

11'7" x 9'0"

(measurements into T fall roofline)

Bedroom five is front facing with velux window and double radiator.

**BEDROOM SIX**

10'4" x 6'4"

(measurements into T fall roofline)

Bedroom six is front facing with velux window, single radiator and TV point.

**REAR PATIO GARDEN**

Low maintenance rear patio garden with raised flower beds and a high walled boundary with gated access to rear lane.

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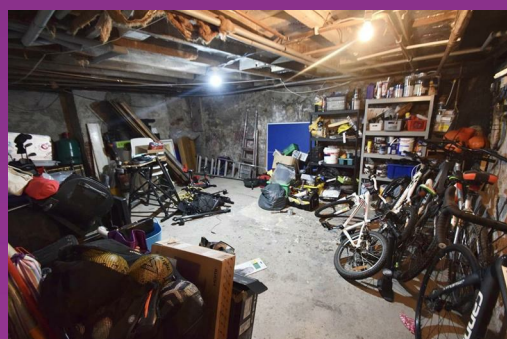
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## Smoke Alarms

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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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