







- Period Terraced Home
- Four Bedrooms
- Three Bathrooms
- Council Tax Band \*C\*
- Call For More Information
- Three Storey Living
- Two Reception Rooms
- Private Yard
- Walking Distance To Metro
- Video Tour Available







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/T24FA99kf9o> \*\***

This stunning, period terraced home offers the perfect blend of timeless charm and modern luxury, thoughtfully arranged over three beautifully presented floors. Boasting four generously sized bedrooms, creating an expansive and light-filled living space ideal for family life and entertaining.

Step inside and be captivated by the wealth of original period features that harmoniously blend with contemporary finishes, giving the home a unique character and warmth. The property is made up of an entrance porch, hallway, lounge with feature fireplace, spacious dining room stylish kitchen with fitted shaker-style units and integrated oven, hob, fridge, freezer and dishwasher. There is also a rear lobby with access outside, a utility room and ground floor WC. The first floor features a luxurious premier bedroom with a dressing room, and en suite adding a touch of indulgence, along with a second bedroom and an opulent family bathroom WC with a free standing bathtub and walk-in shower. The second floor boasts a further two double bedrooms along with a shower room WC and storage space.

The entire home is enhanced by elegant décor and features double glazing and gas central heating for year-round comfort. Further features include a generous private yard to the rear and a beautifully maintained town garden to the front.

This is a property with the "Wow" factor - an exceptional family home that is not only move-in ready but ideally positioned for access to the town centre, shops and excellent travel links, making daily life wonderfully convenient.

For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*C\*.





Lounge 15'10" x 15'09"2" (4.84 x 4.60)

Kitchen 17'0" x 8'7" (5.19 x 2.63)

Dining Room 14'2" x 14'10" (4.34 x 4.53)

Utility Room 8'7" x 6'2" (2.62 x 1.90)

Bedroom One 15'3" x 14'0" (4.66 x 4.29)

Bedroom Two 13'4" x 15'1" (4.07 x 4.62)

Bedroom Three 13'0" x 12'5" (3.98 x 3.79)

Bedroom Four 12'1" x 12'2" (3.70 x 3.72)

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		
	62	76
	EU Directive 2002/91/EC	

## The difference between house and home

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