







3



2



1

- Semi-Detached House
- Three Bedrooms
- Handy Utility
- Exclusive Street
- Transport Links
- Well-Presented
- Ensuite Facility
- Garage & Driveway
- Local Facilities
- Council Tax Band \*D\*







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

Jan Forster Estates welcome to the sale market this well-presented semi-detached family home, positioned on the highly sought-after The Broadway in Tynemouth.

The spacious accommodation briefly comprises to the ground floor: entrance porch, hallway with a storage cupboard, bright and airy lounge featuring a bay window and a fireplace, well-appointed breakfasting kitchen equipped with ample wall and base units alongside a generous dining area that opens to the sunny conservatory via French doors, utility area with garden access, rear lobby providing entry to the garage, and a handy WC. Off the landing to the first floor, there are three generous bedrooms, each featuring bay windows, with the main one further enhanced by built-in wardrobes and a private ensuite, complemented by a family bathroom with a WC and a shower over the bath for added convenience.

Externally to the front, there is a small green space with planted bushes, driveway, attached garage and side access that leads to the lobby. To the rear, you can find a charming veranda and a lawned garden- ideal for alfresco dining and entertainment.

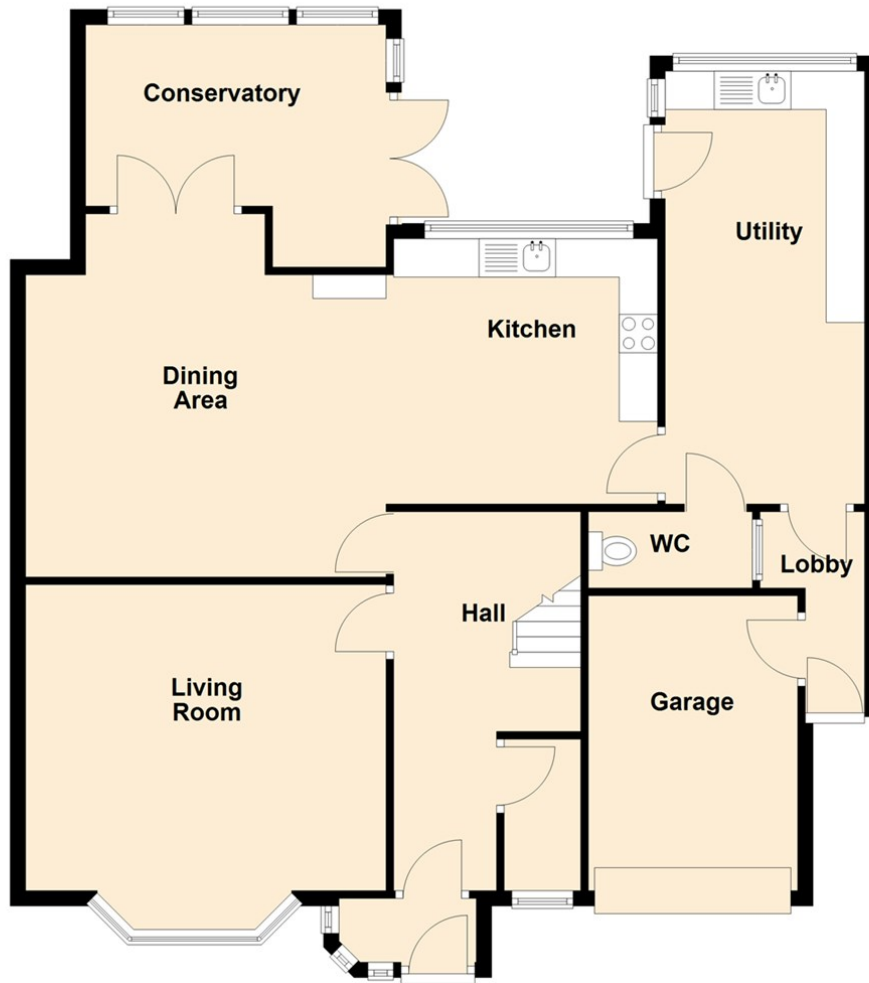
Nestled in a highly sought-after location, this property is just a short drive or a leisurely 10-minute walk from the beautiful Long Sands Beach and King Edward's Bay. A great selection of local amenities, including cafés, bars, and popular restaurants, are all within easy reach. The renowned Tynemouth Market, located at the Metro station, offers a fantastic array of goods and food stalls. For families, the property is ideally situated near highly regarded schools.

Commuters will appreciate excellent public transport connections, with prime bus routes and the Metro service close by. The nearby A1058 Coast Road provides direct access to Newcastle city centre.

#### Tenure

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

## Ground Floor



Lounge 15'5" x 13'1" (4.70 x 3.99)

Kitchen 11'4" x 11'3" (3.46 x 3.44)

Dining Area 15'5" x 12'11" (4.70 x 3.94)

Conservatory 12'10" x 10'4" (3.92 x 3.16)

Utility 18'6" x 8'6" (5.64 x 2.60)

Main Bedroom 13'11" x 12'11" (4.25 x 3.94)

Bedroom Two 13'11" x 13'1" (4.25 x 3.99)

Bedroom Three 11'2" x 9'9" (3.41 x 2.99)

### Energy Efficiency Rating

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

## The difference between house and home

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