

TO LET

4 TYNEDALE AVENUE, WHITLEY BAY NE26 3BA  
£2,200 PER MONTH



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM (ORIGINALLY FOUR) SEMI DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- UNFURNISHED & AVAILABLE AUGUST
- TWO SPACIOUS RECEPTION ROOMS
- EXTENDED KITCHEN DINER
- UTILITY ROOM & DOWNSTAIRS WC
- STYLISH FAMILY BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- BEAUTIFUL REAR GARDEN
- EPC RATING C

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VESTIBULE  
ENTRANCE HALLWAY  
RECEPTION ROOM  
15'3 x 13'2  
RECEPTION ROOM  
15'2 x 12  
KITCHEN DINER  
16'5 x 15'10

UTILITY ROOM  
7'6 x 5'5  
DOWNSTAIRS WC  
LANDING  
BEDROOM  
16'7 x 12  
BEDROOM  
15'2 x 12'4

BEDROOM  
12'2 x 10'11  
BATHROOM WC  
8 x 8  
FRONT GARDEN  
REAR GARDEN

## 4 TYNEDALE AVENUE, WHITLEY BAY NE26 3BA

Immaculately presented and well extended, this outstanding family home is available unfurnished from August and will be reconfigured back to its original four-bedroom layout in time for move in. Blending contemporary style with beautiful period charm, this is a rare opportunity to rent a home in one of North Whitley Bay's most sought-after residential areas, well known for its excellent schools, strong community feel, beautiful coastline and convenient access to local shops, cafés and transport links.

The property offers exceptional space and character throughout, with a stained glass entrance door opening to a welcoming vestibule and impressive hallway featuring decorative ceiling corbels, staircase to the first floor and access to the principal rooms. There are two spacious reception rooms, both with attractive period fireplaces; one benefits from a cosy log burner and bespoke fitted bookshelves, while the second enjoys a lovely dual aspect.

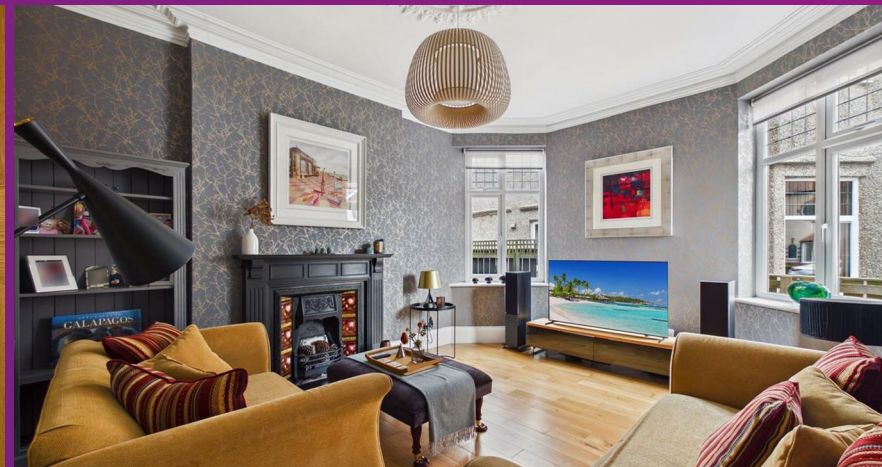
A particular highlight is the fabulous extended kitchen diner, designed perfectly for modern family living and entertaining. Featuring a range of contemporary units with stone worktops, integrated double oven, induction hob with concealed extractor, larder fridge, larder freezer and dishwasher, the space also boasts a central island with additional storage. A dining area with built-in bench seating and bi-folding doors opening onto the rear garden complete this stunning room. There is also a useful utility room with units and contemporary downstairs WC.

To the first floor there are three stylish and spacious bedrooms currently, soon to be returned to four bedrooms, with two rooms featuring fitted wardrobes and period fireplaces. The impressive family bathroom includes a corner bath with rainfall shower over, feature panelling, vanity wash basin and integrated WC.

Externally, there is a front garden with driveway parking and a beautiful rear garden with decking, planted borders and a summerhouse with power and lighting.

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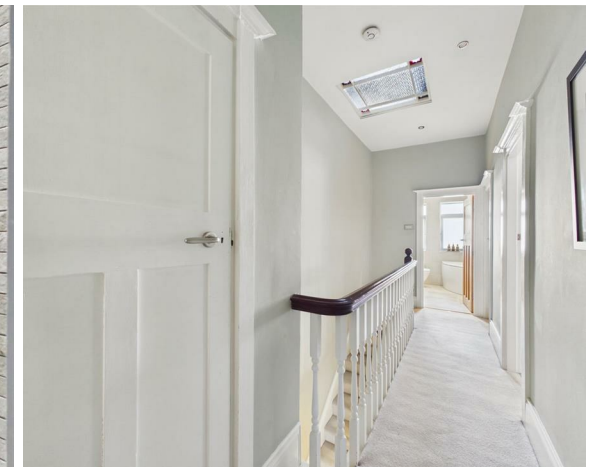
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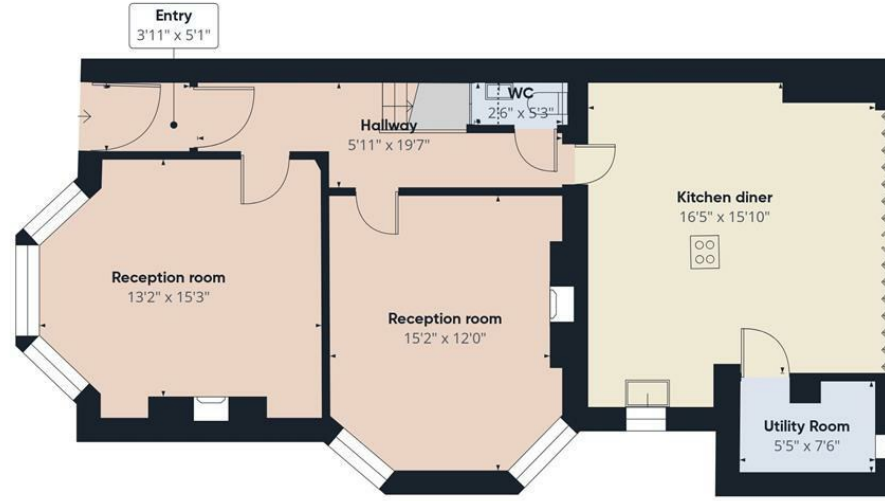


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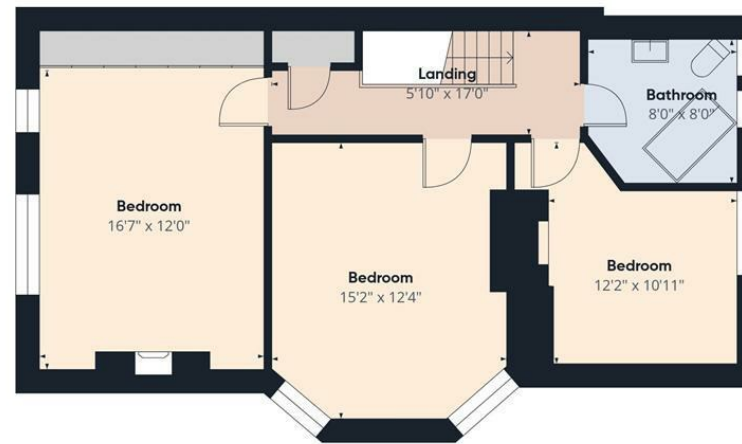
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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 1473 ft<sup>2</sup>

**Reduced headroom**  
 3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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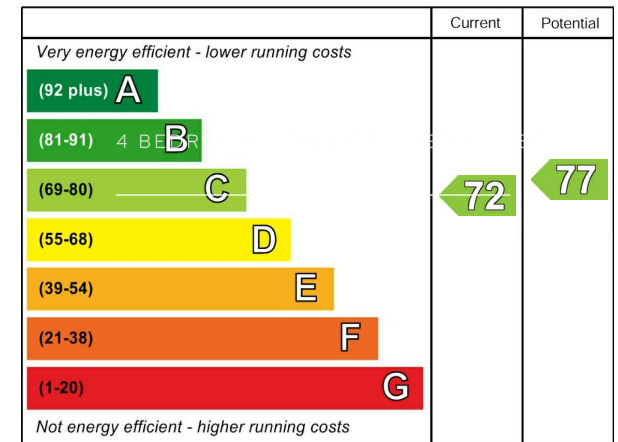
#### THE PROPERTIES MISDESCRIPTION ACT, 1991

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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#### Energy Efficiency Rating

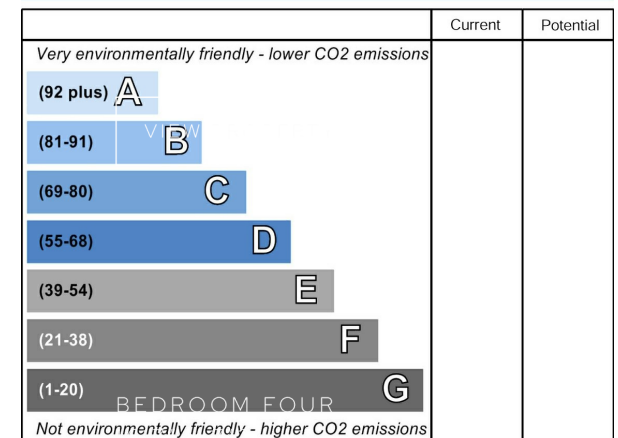


England & Wales

EU Directive  
2002/91/EC



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



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