

FOR  
SALE

HOTSPUR STREET, TYNEMOUTH NE30 4EJ  
£625,000



#### 4 BEDROOM HOUSE - TERRACED

- FOUR BEDROOM MID TERRACED HOUSE
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- CONTEMPORARY KITCHEN DINER
- BATHROOM WC, EN SUITE SHOWERROOM & DOWNSTAIRS WC
- STUNNING FRONT GARDEN
- PRIVATE REAR YARD
- EPC RATING C

[VIEW PROPERTY](#)

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE  
16'2" x 15'1"

RECEPTION ROOM TWO  
13'4" x 13'2"

KITCHEN DINER  
17'9" x 8'9" & 9'1" x 9'5"

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
16'5" x 12'11"

BEDROOM TWO  
13'7" x 13'3"

BEDROOM THREE  
9'1" x 7'0"

BATHROOM WC  
10'1" x 8'10"

SECOND FLOOR LANDING

BEDROOM FOUR  
16'10" x 12'4"

EN SUITE

FRONT GARDEN

REAR YARD

## HOTSPUR STREET, TYNEMOUTH NE30 4EJ

Embleys are delighted to bring to the market this beautiful and characterful, mid terraced property which is perfectly located in a sought after location against a residential and coastal setting. It displays a wealth of period and modern features and is ideal for a family.

With over 1650 square foot of accommodation set over three floors this stunning property consists of a vestibule and spacious entrance hallway leading to two stylish reception rooms, a contemporary kitchen diner with space for a dining table as well as a breakfast bar and benefitting from a range of units, wood worktops, integrated dishwasher and a fantastic roof lantern providing an abundance of natural light. Completing the ground floor there is a downstairs WC with cupboard space for a washing machine. To the first floor there are three stylish bedrooms and a contemporary family bathroom with a fantastic free standing bath and walk in rainfall shower. The second floor is complete with the fourth bedroom and a contemporary ensuite showerroom. Externally the property benefits from a stunning front garden and private rear yard.

The fabulous location, perfect family feel and generous size 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's perfectly situated and perfectly sized to be vibrant and exciting, whilst 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.



HOTSPUR STREET  
TYNEMOUTH  
NE30 4EJ

EMBLEYS  
ESTATE  
AGENTS



0191 252 2810 - EMBLEYS.CO.UK



HOTSPUR STREET  
TYNEMOUTH  
NE30 4EJ

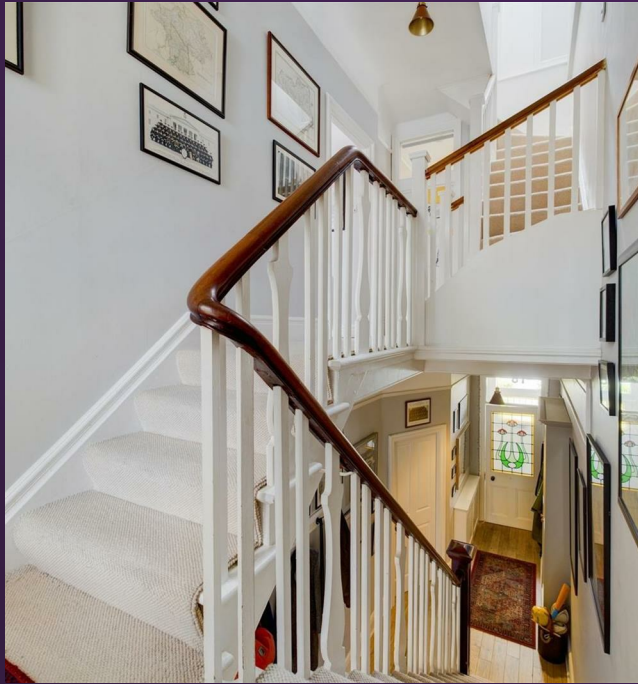
EMBLEYS  
ESTATE  
AGENTS





HOTSPUR STREET  
TYNEMOUTH  
NE30 4EJ

EMBLEYS  
ESTATE  
AGENTS



0191 252 2810 - EMBLEYS.CO.UK



HOTSPUR STREET  
TYNEMOUTH  
NE30 4EJ

EMBLEYS  
ESTATE  
AGENTS





HOTSPUR STREET  
TYNEMOUTH  
NE30 4EJ

EMBLEYS  
ESTATE  
AGENTS



0191 252 2810 - EMBLEYS.CO.UK



HOTSPUR STREET  
TYNEMOUTH  
NE30 4EJ

EMBLEYS  
ESTATE  
AGENTS





HOTSPUR STREET  
TYNEMOUTH  
NE30 4EJ

#### 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.

[VIEW PROPERTY](#)



EMBLEYS  
ESTATE  
AGENTS

YOU'LL BE SOLD ON EMBLEYS

#### 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.

EMBLEYS  
ESTATE  
AGENTS

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales

EU Directive  
2002/91/EC



0191 252 2810 - EMBLEYS.CO.UK