

**E**  
FOR  
SALE

232 THE BROADWAY, TYNEMOUTH NE30 3DA  
£499,950



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- STYLISH RECEPTION ROOM
- FABULOUS KITCHEN DINER & FAMILY ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- BEAUTIFUL FAMILY BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING D

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VESTIBULE

RECEPTION ROOM  
15'4 x 13'4

KITCHEN DINER  
12'9 x 12 & 16'9 x 8'9

FAMILY ROOM  
11'9 x 10'11

UTILITY ROOM  
4'6 x 4'1

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
15'10 x 12'1

BEDROOM TWO  
12'10 x 11'10

BEDROOM THREE  
8 x 7'4

BATHROOM WC  
8'9 x 7'9

GARAGE  
8'9 x 8'1

FRONT GARDEN

REAR GARDEN

## 232 THE BROADWAY, TYNEMOUTH NE30 3DA

Embleys are delighted to be instructed in the sale of this immaculately presented, semi detached house, built in the 1930s and perfectly located in a highly sought after residential area. It boasts a wealth of contemporary features with period charm and is ideal for a range of buyers.

With over 1400 square feet of accommodation set over two floors, this stunning property consists of a vestibule and entrance hallway with stairs up to the first floor and doors to the stylish reception room and kitchen diner. The fabulous and contemporary kitchen diner and family room has space for a family dining table as well as a lounge area and an impressive range of units with contrasting worktops. Integrated appliances include an oven, gas hob, chimney hood, fridge, dishwasher, microwave and bin storage. The utility room has space for a washing machine, tumble dryer and fridge freezer and there is also an downstairs WC with vanity washbasin. To the first floor there are three stylish bedrooms, one with fitted wardrobes, and a beautiful family bathroom with integrated bath, walk in shower, countertop wash basin and low level WC. Externally there is an attached garage currently used as a gym, a front garden with driveway parking and a substantial and west facing rear garden with artificial grass, patio and mature shrubs.

The amazing condition, exceptional features and fabulous location of this property makes for an exciting opportunity which can only truly be 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 and shops.

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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.

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<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 CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

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