

FOR  
SALE

19 SOUTHLANDS, TYNEMOUTH NE30 2QS  
£699,950



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM
- FABULOUS KITCHEN DINER
- UTILITY ROOM & DOWNSTAIRS WC
- STYLISH FAMILY BATHROOM WC & ENSUITE
- DETACHED DOUBLE GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SUBSTANTIAL REAR GARDEN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY  
13'2 x 11'2

RECEPTION ROOM  
21'11 x 11'10

KITCHEN DINER  
21'8 x 11'2

UTILITY ROOM  
6'10 x 5'4

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
13'1 x 12'2

ENSUITE  
7'9 x 3

BEDROOM TWO  
12 x 10'3

BEDROOM THREE  
12'2 x 8'7

BEDROOM FOUR  
9 x 7'11

BATHROOM WC  
11'7 x 6

GARAGE  
18'8 x 14'3

FRONT GARDEN

REAR GARDEN

## 19 SOUTHLANDS, TYNEMOUTH NE30 2QS

Embleys are delighted to be instructed in the sale of this beautiful detached home, built in the 1970s and perfectly positioned within a highly sought-after residential area. Boasting a wealth of contemporary features, this impressive property offers spacious and versatile accommodation, making it ideal for family living.

Extending to over 1,400 square feet and arranged across two floors, the property begins with a welcoming vestibule that leads into a generous entrance hallway, with stairs to the first floor and doors to the reception room and kitchen diner. The light and spacious reception room features a bespoke media wall incorporating a contemporary fire, creating a stylish and comfortable focal point.

The fabulous kitchen diner provides an excellent space for everyday living and entertaining, comfortably accommodating a family dining table. It benefits from an impressive range of units with wood worktops, a central island incorporating a breakfast bar, and integrated appliances including an eye-level double oven, induction hob, extractor hood, fridge freezer and dishwasher. The ground floor also offers a convenient downstairs WC and a utility room with additional units and space for appliances.

To the first floor, there are four well-proportioned bedrooms, two of which benefit from fitted wardrobes. The principal bedroom features an ensuite with a walk-in shower, washbasin and WC. Completing the accommodation is a stylish family bathroom with a freestanding bath, walk-in shower, vanity washbasin and WC.

Externally, the property benefits from a detached double garage, a front garden with driveway parking, and a substantial rear garden with lawn, patio area and pergola, providing an excellent space for outdoor relaxation and entertaining.

The superb condition, thoughtful layout, generous proportions and fantastic location combine to create a truly exciting opportunity that can only be fully appreciated by an internal viewing.

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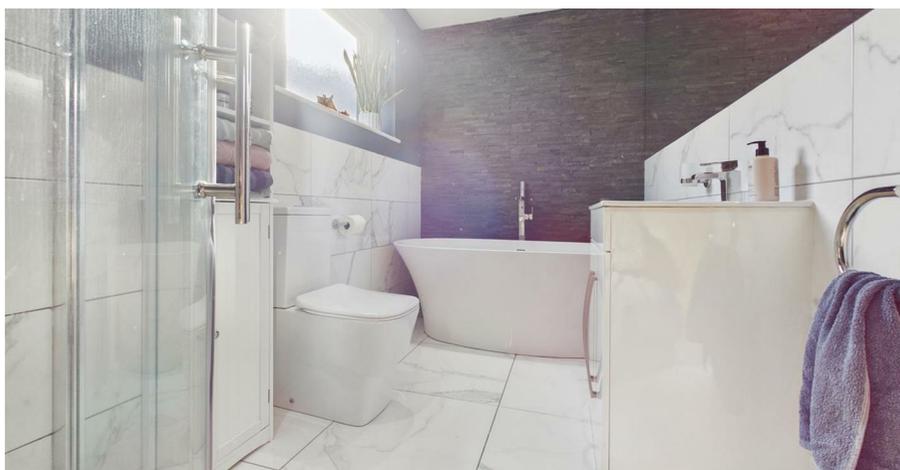
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
 1690 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

	Current	Potential
<i>Very energy efficient - lower running costs</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 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>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		

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