FOR SALE

78 KENNERSDENE, TYNEMOUTH NE30 2NN
£485,000

3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS & SUN ROOM
- KITCHEN & UTILITY ROOM
- BATHROOM WC & DOWNSTAIRS SHOWER ROOM
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- GOOD SIZED REAR GARDEN
- EPC RATING D

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY

LOUNGE
14'4 x 11'5

DINING ROOM
11'4 x 10'5

SUN ROOM
18'11 x 9

KITCHEN
10'9 x 9

UTILITY ROOM
8'9 x 7'11

SHOWER ROOM

LANDING

BEDROOM ONE
13'3 x 9'6

BEDROOM TWO
10'10 x 9'3

BEDROOM THREE
8'2 x 7'11

BATHROOM WC
9'2 x 5'3

GARAGE
17'7 x 12'3

FRONT GARDEN

REAR GARDEN

EMBLEYS
ESTATE
AGENTS

78 KENNERSDENE, TYNEMOUTH NE30 2NN

This well presented, semi detached house was built in the 1930's and is perfectly located in a highly sought after residential area. It displays a variety of modern features with period charm and is ideal for a range of buyers.

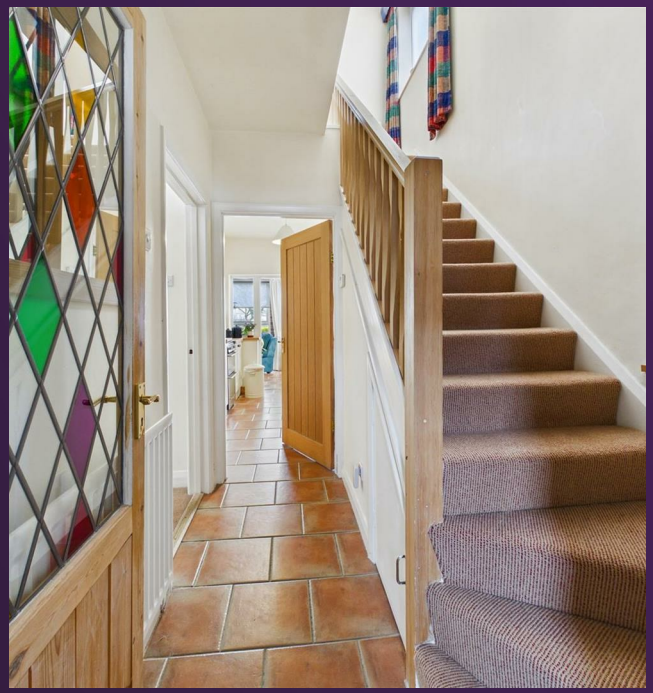
With over 1300 square feet of accommodation set over two floors, this charming property consists of a vestibule and entrance hallway with stairs up to the first floor, a cloaks cupboard and doors to the lounge and kitchen. The light and spacious, front facing lounge is open to the dining room which easily accommodates a family dining table and leads to the generously sized sun room with log burner and doors to the rear garden. The lovely kitchen benefits from a range of units with wood worktops, spaces for a cooker and dishwasher and there is a built in pantry with fridge. There is a downstairs shower room with walk in shower, WC and washbasin and the good sized utility room has a vaulted ceiling, further units, wood worktops integrated fridge freezer and spaces for a washing machine and tumble dryer. To the first floor there are two double bedrooms with fitted wardrobes, a third bedroom also with fitted wardrobes and a modern family bathroom benefitting from a bath with shower attachment, pedestal wash basin, bidet and WC. Externally there is an attached garage, a low maintenance front garden with planted borders and driveway parking and a good sized, beautiful rear garden with artificial lawn, feature brick chimney incorporating a log burner, feature hedges and planted borders.

The generous size, superb layout 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 is perfectly situated and perfectly sized to be vibrant and exciting, while also being intimate and community driven.

78 KENNERSDENE
TYNEMOUTH
NE30 2NN

EMBLEYS
ESTATE
AGENTS



78 KENNERSDENE
TYNEMOUTH
NE30 2NN

EMBLEYS
ESTATE
AGENTS

78 KENNERSDENE
TYNEMOUTH
NE30 2NN

EMBLEYS
ESTATE
AGENTS

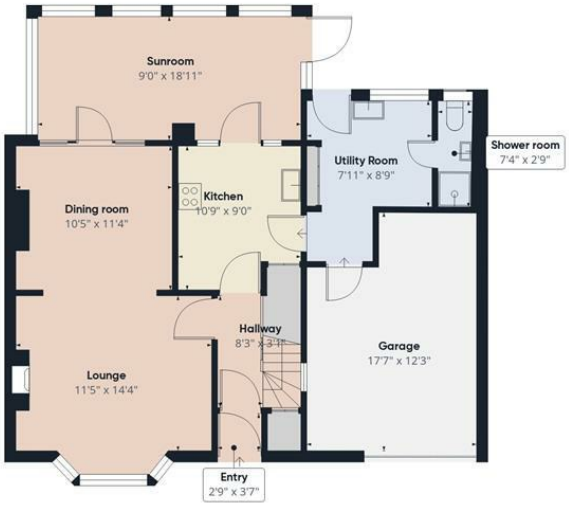
78 KENNERSDENE
TYNEMOUTH
NE30 2NN

EMBLEYS
ESTATE
AGENTS

78 KENNERSDENE
TYNEMOUTH
NE30 2NN

FLOORPLAN

EMBLEYS
ESTATE
AGENTS



Floor 0

Floor 1

Approximate total area[1]

1384 ft²

(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.

GIRAFFE360

78 KENNERSDENE
TYNEMOUTH
NE30 2NN

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.

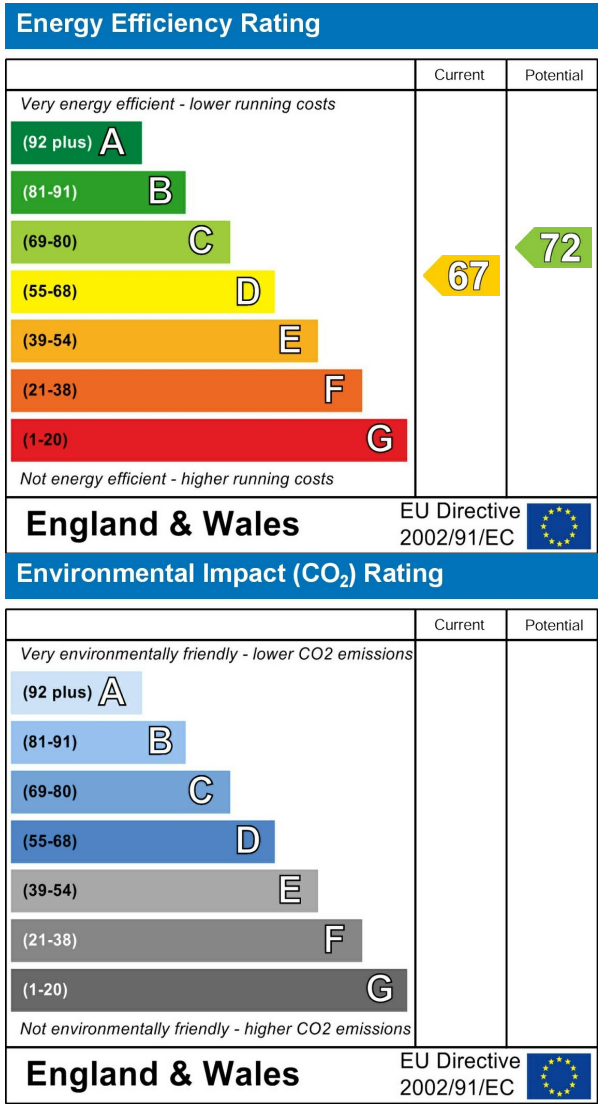
VIEW PROPERTY

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

YOU'LL BE SOLD ON EMBLEYS

EMBLEYS
ESTATE
AGENTS