

FOR  
SALE

5 MARINERS LANE, TYNEMOUTH NE30 2RU  
OFFERS OVER £510,000



3 BEDROOM HOUSE - TERRACED

- STUNNING THREE BEDROOM MID TERRACE HOUSE
- RECENTLY RENOVATED TO A HIGH STANDARD
- SPACIOUS RECEPTION ROOM
- CONTEMPORARY DINING KITCHEN & HOME OFFICE
- BEAUTIFUL FAMILY BATHROOM WC
- CELLAR USED AS UTILITY SPACE & GYM
- GARAGE TO REAR
- FRONT TOWN GARDEN
- REAR YARD
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM  
15'6 x 12'9

DINING KITCHEN  
14'1 x 14

OFFICE  
7'11 x 6'7

LANDING

BEDROOM  
14'5 x 12'11

BEDROOM  
12'9 x 11'2

BEDROOM  
8'8 x 7

BATHROOM WC  
8'3 x 7'1

GARAGE

FRONT GARDEN

REAR YARD

CELLAR/UTILITY/GYM  
9'1 x 6'11 & 12'11 x 12'1

## 5 MARINERS LANE, TYNEMOUTH NE30 2RU

Stunning, immaculately presented and recently renovated, this beautiful three-bedroom mid-terrace home is perfectly positioned in the much sought-after village location of Tynemouth. Renowned for its vibrant café culture, boutique shops, award-winning beaches and excellent transport links, Tynemouth offers a unique blend of coastal charm and convenient living.

The property welcomes you with a vestibule leading into a spacious entrance hallway, with stairs to the first floor and doors to the reception room, dining kitchen and office. The entire ground floor is finished with elegant oak herringbone flooring, creating a seamless and stylish flow throughout.

The front-facing reception room is both elegant and generous in size, featuring a bay window, a striking aluminium fireplace with multi-fuel burner, and contemporary glazed double doors opening into the impressive dining kitchen. This fabulous space is ideal for modern living and entertaining, offering ample room for a large dining table, a log burner and bespoke fitted shelving. The kitchen itself boasts a superb range of contemporary wood units, granite worktops, under-cabinet lighting and high-spec integrated appliances including oven, induction hob, fridge, dishwasher, wine fridge and bin storage, with patio doors leading out to the terrace.

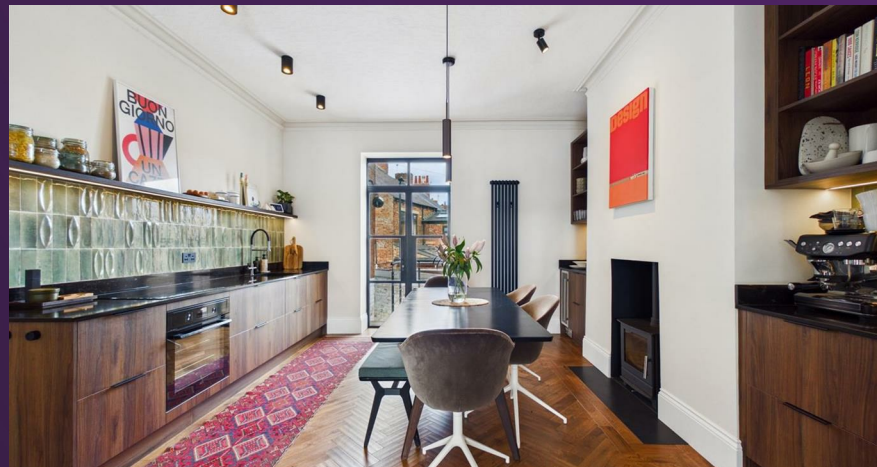
An additional office provides bespoke shelving and storage, a full-length fridge and further access to the terrace.

To the first floor are three stylish bedrooms—two spacious doubles with built-in wardrobes and charming period fireplaces, and a third smaller room currently used as a dressing room. The contemporary family bathroom is beautifully finished with a walk-in rainfall shower, vanity wash basin and integrated WC.

Externally, there is a front town garden and a rear yard, with access to a two-room cellar currently utilised as a utility area and gym.

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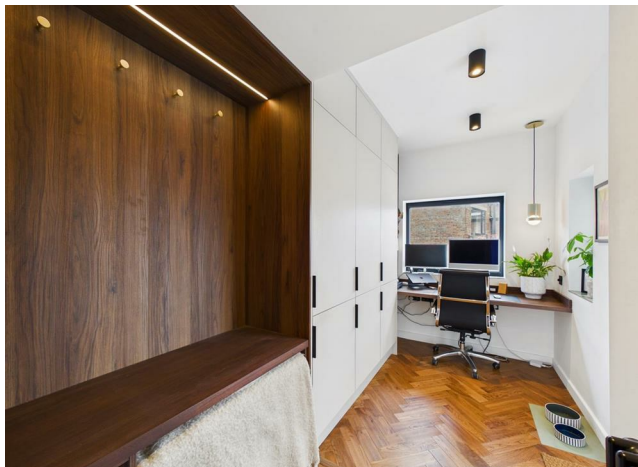
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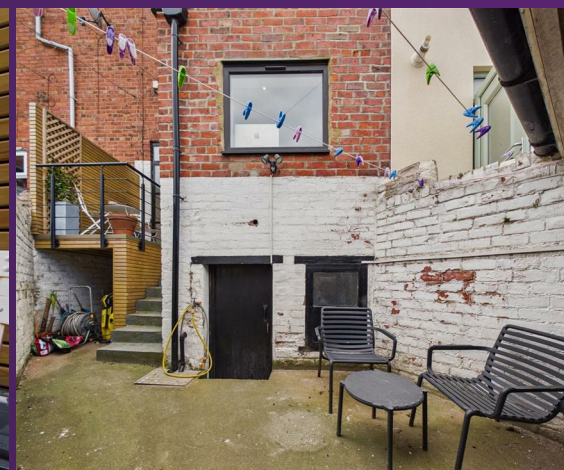
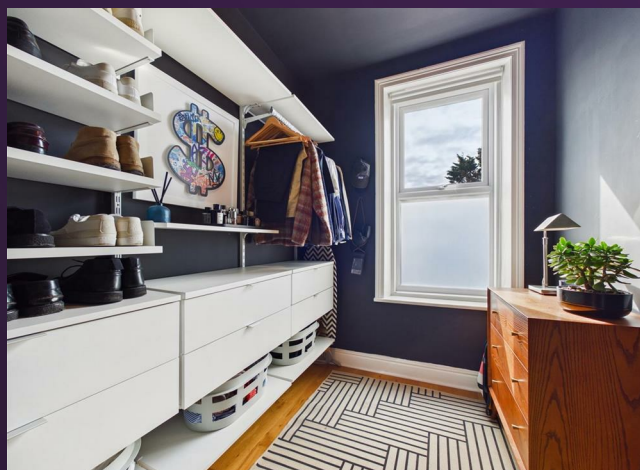
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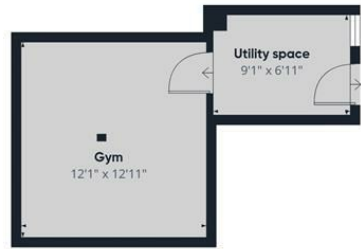


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Floor -1



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
 1341 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.

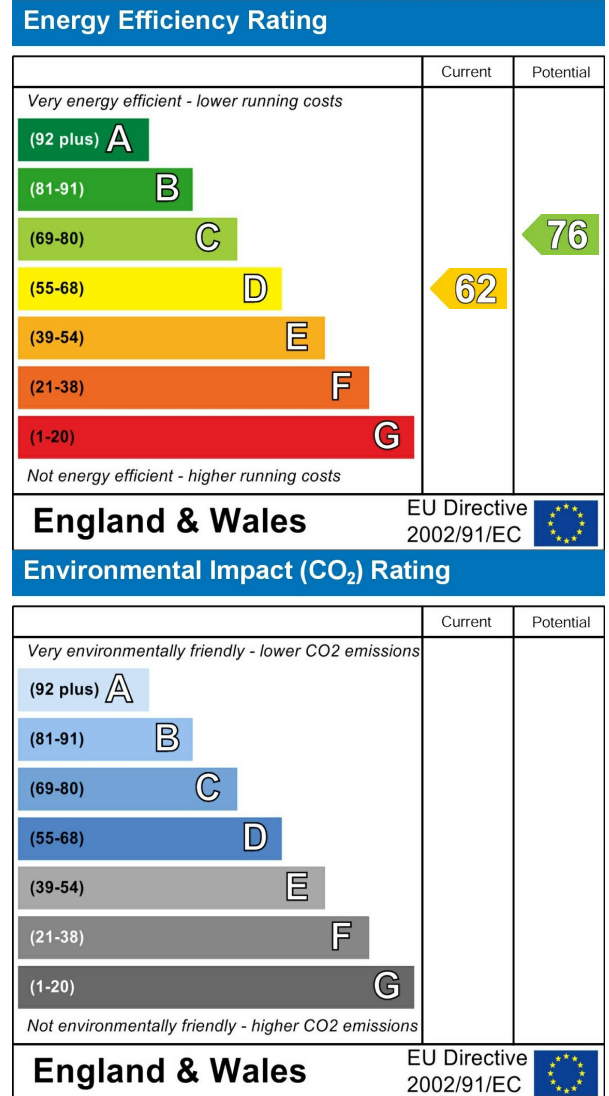
They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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