

SIGNATURE

NORTH EAST

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📍 Argyle Street, Tynemouth NE30 4EX

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**Asking Price
£695,000**

Signature North East welcomes you to this substantial five-bedroom terraced home, perfectly located in the heart of sought-after Tynemouth. Enjoying an enviable coastal position, the property sits just moments from King Edward's Bay and the ever-popular Front Street, renowned for its independent shops, cafés, bars and restaurants. Excellent transport links are close by, including Tynemouth Metro Station, offering easy access into Newcastle and surrounding areas.

The home opens into a welcoming entrance hallway, leading through to a spacious front living room. This space is filled with natural light from the large bay window and is complemented by a characterful traditional fireplace, creating an ideal place to relax. The kitchen offers a bright and functional layout, fitted with a range of shelving and base units finished with modern work surfaces. Open to the kitchen is a generous lounge and dining area, enhanced by a striking roof lantern that draws light into the heart of the home. Sliding doors connect this area to the south-facing patio, allowing seamless indoor-outdoor living. A useful ground floor shower room adds further practicality, particularly for those enjoying the nearby coastline.

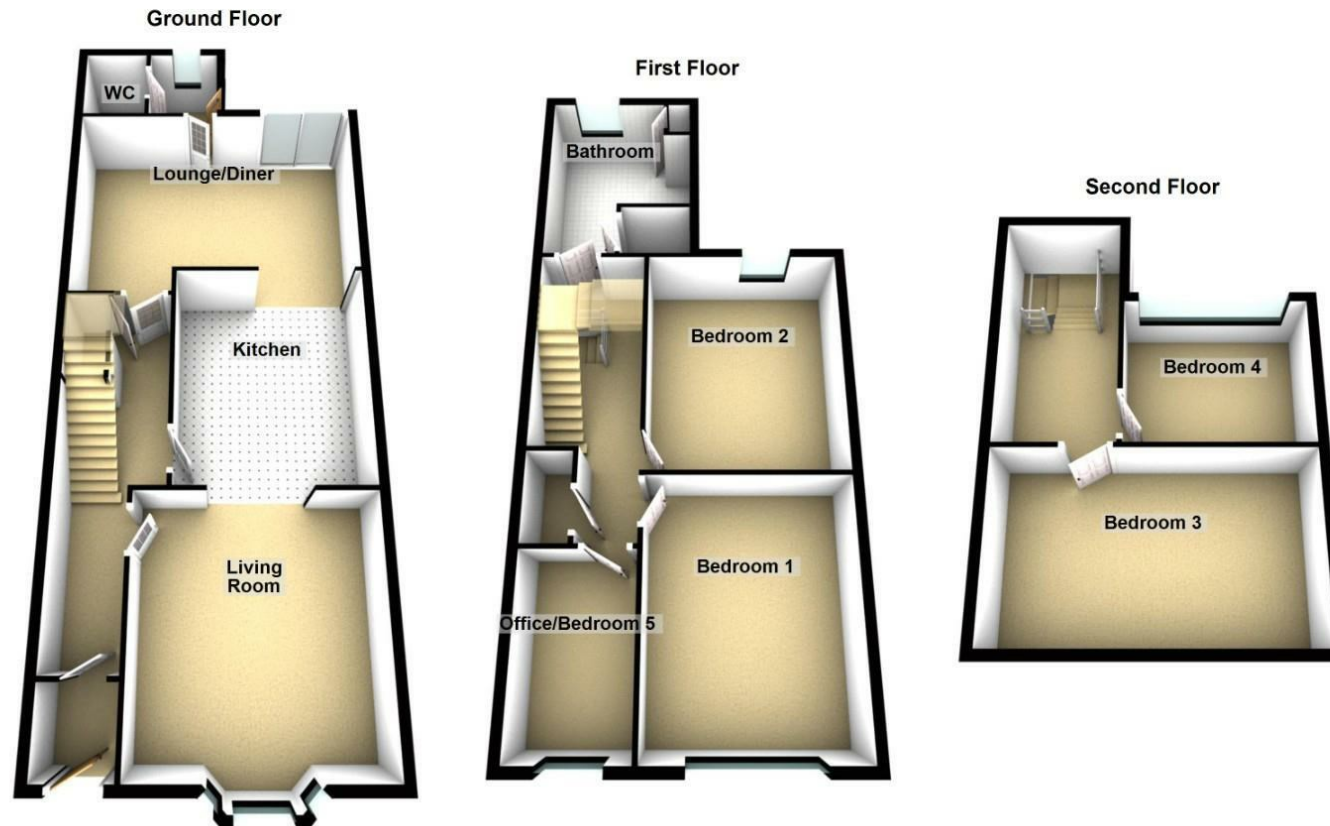
On the first floor, there are two well-proportioned double bedrooms, both offering ample space for furniture. A versatile additional bedroom, which is currently used as an office, provides an excellent work-from-home solution or flexible living space. The family bathroom is beautifully styled, featuring a freestanding bath, wash basin and WC. The second floor offers two further double bedrooms, enhanced by a combination of Velux and dormer windows, adding both character and an abundance of natural light.

Externally, the property benefits from a well-kept rear yard with a patio area, perfect for relaxing or entertaining outdoors. On-street permit parking is available to the front. This impressive home presents a fantastic opportunity to enjoy spacious coastal living in one of Tynemouth's most desirable locations.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 193.5 sq. metres (2082.8 sq. feet)

Measurements:

Living Room
15'9" x 14'10"

Kitchen
14'11" x 12'6"

Lounge/ Diner
14'8" x 19'9"

W.C
5'7" x 3'11"

Bedroom One
15'7" x 12'8"

Bedroom Two
14'11" x 12'7"

Bathroom
12'9" x 10'2"

Bedroom Three
11'1" x 18'11"

Bedroom Four
9'3" x 11'3"

Office/Bedroom 5
11'4" x 7'0"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







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