

1A Main Street, Ponteland,  
Newcastle Upon Tyne, NE20 9NH

Tel: 0191 2511189

Web: [www.tp-property.co.uk](http://www.tp-property.co.uk)

Email: [info@tp-property.co.uk](mailto:info@tp-property.co.uk)



Trading Places



## Northlands, Tynemouth - £374,950

- Impressive Three Bedroom Detached Family Home
- Conservatory
- Shower Room/w.c.
- Lounge/Dining Room
- Breakfasting Kitchen, Utility Room, Cloaks/w.c.
- Garage and Gardens



Whitley Bay Tel: 0191 251 1189



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## Northlands, Tynemouth

Trading Places welcome to the market this impressive three bedroom detached family home, located on a highly sought after, small modern development in Tynemouth and ideally positioned for beautiful seafront walks into Tynemouth Village or along to Whitley Bay and beyond towards St Marys Lighthouse, as well as the glorious golden sandy beaches on this stretch of outstanding coastline. There are excellent local schools and shopping facilities as well as transport links. This delightful property offers spacious accommodation and has been very well maintained by the current owner and is immaculately presented throughout, benefitting from double glazing, gas central heating and security alarm system (annually serviced) and briefly comprises; entrance porch, hallway, cloaks/wc, spacious lounge and dining room with patio doors leading into conservatory, breakfasting kitchen and utility room. To the first floor there are three bedrooms all with fitted bedroom furniture as well as shower room/wc. Externally there are front and rear gardens the rear garden having gravelled and patio areas with mature planting and a double width block paved driveway leading to an attached single garage. Viewing is highly recommended and can be arranged via appointment on 0191 251 1189. EPC Rating D

### Entrance porch

Double glazed door, double glazed windows to front and side, wall light, tiled flooring and double glazed frosted door leading to

### Entrance hallway

Stairs to first floor, coving to ceiling, radiator, under stairs storage cupboard, telephone point and alarm panel.

### Lounge and dining room 3.28 x 8.92 (10'9 x 29'3 )

Double glazed bay window to the front, feature fireplace with plaster surround, marble back and hearth and living flame gas fire, coving to ceiling, two radiators, television point and double glazed patio doors leading to conservatory.

### Conservatory 3.52 x 2.43 (11'7 x 8'0 )

Half walled with double glazed windows to front and sides, double glazed french door to side, radiator.

### Breakfasting kitchen 2.35 x 2.96 (7'9 x 9'9 )

Fitted with a range of white wood traditional style wall and base units with under lighting, roll top work surfaces, tiled splash backs, single sink and drainer with mixer taps, double glazed window to the rear, integrated fridge and dish washer, space for electric cooker with extractor fan above, coving to ceiling, radiator, door to hallway and utility room.

### Utility room 2.35 x 2.96 (7'9 x 9'9 )

Fitted with a range of light wood wall and base units, roll top work surfaces, wall mounted Baxi boiler for the central heating system fitted 2 years ago being serviced annually and having a 10 year guarantee.<br/>single sink and drainer with mixer taps, double glazed door and windows to the rear, plumbed for washing machine and tumble dryer, radiator, laminate flooring and door to garage.

### Cloaks w.c

Double glazed frosted window to the front, low level w.c, pedestal was hand basin, radiator and tiled walls.

### First floor landing

Via return staircase, two built in storage cupboards and loft access.





**Master bedroom 3.24 x 3.72 (10'8 x 12'2 )**

Double glazed tilt and turn window to the rear, fitted wardrobes and bedroom furniture, radiator and coving to ceiling.

**Bedroom two 2.80 x 3.25 (9'2 x 10'8 )**

Double glazed tilt and turn window to the front, radiator, fitted wardrobes and bedroom furniture and coving to ceiling.

**Bedroom three 2.72 x 2.70 (8'11 x 8'10 )**

Double glazed tilt and turn window to the rear, fitted wardrobes, built in storage cupboard, radiator and coving to ceiling.

**Shower room/ wc 2.64 x 1.60 (8'8 x 5'3 )**

Walk in double shower cubicle with plumbed rain shower, low level w.c, pedestal wash hand basin, double glazed frosted tilt and turn window to the front, tiled walls, panelled ceiling, tiled flooring, radiator and shaver point.

**External**

Rear Garden:- Fenced to sides and rear, coloured gravel areas, paved patio areas, shrubs and planting, gate to side to front access.  
Front Garden;- Shrubs and planting.

**Garage and drive 5.53 x 2.75 (18'2 x 9'0 )**

Remote controlled electric garage door, power and lighting door to side.  
Block paved double drive.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

