



Beanley Crescent Tynemouth

A wonderful, extended family terrace, circa 1898, oozing charm, style, elegance and beautiful features throughout. Enjoying a fabulous location close to Tynemouth Village, Beach and Metro, with a fabulous lifestyle on your doorstep! Local schools are close by along with a plethora of independent shops, bars and restaurants. Enjoy the gorgeous South facing town garden to the rear with patio, storage shed and gated access to parking in the rear lane, the front garden is also fenced and enclosed with borders and permit parking on street. You are welcomed into a stunning entrance vestibule and hallway with original turned staircase to the first floor. Outstanding lounge through dining room showcasing so much light and style throughout, multi-fuel burning stove and French doors out to the town garden. Wonderful, extended dining kitchen with contemporary units and solid wood worktops, integrated appliances and family dining area with fitted seating. Impressive, split level landing area with gorgeous four piece bathroom, three excellent sized bedrooms, the principle bedroom with fitted wardrobes and bedroom two with original period fireplace. We are so excited for you to see this amazing property! It won't be around for long!

£450,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk



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Composite Entrance Door with Stained Leaded Light Insert to:

ENTRANCE VESTIBULE: tiled floor, dado rail, cornice to ceiling, half glazed door to:

ENTRANCE HALLWAY: An impressive and spacious hallway with original wood flooring, turned staircase up to the first floor, radiator and radiator cover, under-stair storage cupboard, dado rail, large under-stair cupboard, door to:



LOUNGE: (front): 16'0 x 13'8, (4.88m x 4.17m), into alcoves, a beautiful, light and airy front facing lounge with two, large double glazed windows with Georgian Bar tops, the alcoves showcase some individually designed storage and shelving, original wood flooring, recess with multi-fuel stove fire, tiled hearth, plinth, radiator, cornice to ceiling, picture rail, ceiling rose, through to:

DINING ROOM: (rear): 14'3 x 13'5, (4.34m x 4.09m), into alcoves, cast iron open fire, original wood flooring, fitted storage to alcove, cornice to ceiling, picture rail, ceiling rose, double glazed French doors out to the town garden, radiator



DINING KITCHEN: (rear): 25'9 x 9'0, (7.85m x 2.74m), maximum measurements. A stunning, extended, re-designed and re-fitted family dining kitchen with a fabulous dining area boasting fitted seating with storage, the kitchen has been re-fitted with a quality and stylish range of base, wall and drawer units, solid wood worktops, Belfast sink with brass hot and cold mixer taps, integrated fridge/freezer, additional fridge, two integrated electric ovens, induction hob, cooker hood, concealed bin and recycling storage, integrated dishwasher and washing machine, vertical radiator, combination boiler, spotlights to ceiling, parquet style flooring, two double glazed windows, double glazed door out to the town garden, brick effect tiling

HALF LANDING AREA: turned staircase up to the first floor landing, dado rail, steps up to:



FAMILY BATHROOM: 12'1 x 6'8, (3.68m x 2.03m), a beautiful family bathroom, comprising of, shower cubicle with chrome shower and additional forest waterfall spray, half pedestal washbasin with mixer taps, low level w.c. with push button cistern, fully tiled walls, spotlights to ceiling, shaving point, chrome ladder radiator, two double glazed windows, tiled floor

FLOOR LANDING AREA: loft access with pull down ladders, we understand that the loft is half boarded for storage purposes, radiator, door to:

BEDROOM ONE: (front): 14'0 x 11'4, (4.27m x 3.45m), plus depth of gorgeous, stylish fitted wardrobes, with ample hanging and storage, two double glazed windows with Georgian Bar top panes, radiator, cornice to ceiling

BEDROOM TWO: (rear): 12'9 x 12'7, (3.89m x 3.84m), plus depth of alcoves, cast iron fireplace, picture rail, wood floor, radiator, double glazed window with Georgian Bar top pane

BEDROOM THREE: (front): 10'3 x 7'2, (3.12m x 2.18m), radiator, double glazed window with Georgian Bar top pane

EXTERNALLY: A beautiful, South facing rear town garden with paved patio area, contemporary horizontal feature panelling to wall, large lockable storage, gated access out to the rear lane where parking is available. The enclosed, fenced front garden area is also paved with raised border

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: TBC

WB3031.AI.AI.4/4/25.V.1





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