



SIGNATURE

by Mark Small

NORTH EAST



MILLFIELD GROVE,
TYNEMOUTH, NE30 2PZ

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Ideally positioned within the highly sought after area of Tynemouth is this beautifully presented three bedroom semi-detached house, built circa 1965. This freehold property offers spacious living areas and attractive decor, and presents an ideal opportunity to acquire a family home in this area with planning permission for extension granted.

The property begins with a welcoming hallway, which provides access to the principal rooms of the ground floor. The ground floor is comprised of a sizable living room, offering a bay window, feature fireplace, and open plan access to the dining room. The ground floor also offers a well presented kitchen, showcasing fitted wall, base, and drawer units. To the first floor of the property there are three generously sized bedrooms, one of which features a bay window, and an attractive three piece family bathroom.

Planning permission and building regulations approval are in place for an extensive redevelopment including a fourth bedroom, new bathroom, doubling of kitchen space, utility room, front porch and downstairs WC.

Externally, the property offers a block paved driveway and an attached garage, allowing for safe, secure off street parking. The front garden also offers conifers and a plum tree. To the rear of the property there is a well maintained garden with paved sitting areas and established fruit trees.

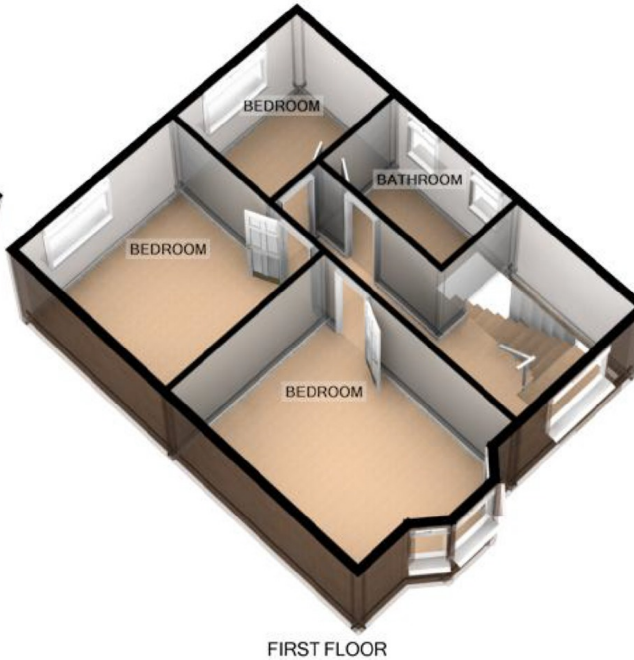
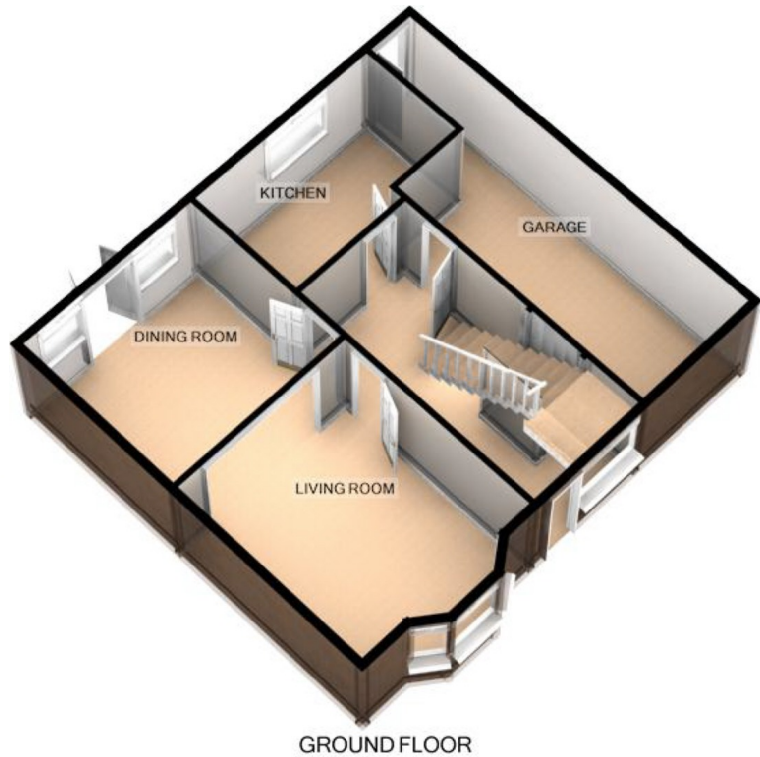
The property also benefits from double glazing throughout and a boarded loft space which can be accessed via a pull down ladder.

Located at the mouth of the River Tyne, Tynemouth is one of the most prestigious and desirable areas in the North East, close to the sea front with excellent transportation links to the centre of Newcastle and an elite selection of shops and restaurants. Tynemouth is mostly comprised of buildings from the 18th and 19th century, creating a beautiful historic charm.

£415,000



Property Floorplan



Measurements:

LIVING ROOM 12'11 X 11'8

DINING ROOM 11'8 X 11'0

KITCHEN 12'4 X 7'7

BEDROOM ONE 13'3 X 10'9

BEDROOM TWO 10'10 X 10'9

BEDROOM THREE 8'8 X 7'0

BATHROOM 8'6 X 5'5

GARAGE 25'4 X 8'0

EPC Rating D

MILLFIELD GROVE, TYNEMOUTH

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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