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KENNERSDENE, NORTH SHIELDS, NE30

Offers Over £475,000

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Delightful Three Bedroom Semi-Detached Family Home, Situated in a Highly Desirable Residential Location with Sea Views, Two Fantastic Reception Rooms plus Garden Room, Re-Fitted Bathroom plus WC, Extensive Rear Gardens, Utility Room with Off Street Parking & Garage!

This great, three bedroom semi-detached family home is ideally located on the desirable Kennersdene. Kennersdene, which is tucked just off from Beach Road enjoys open aspect views across Tynemouth Bowling Club and Boating Lake, and is just a stones throw from the ever popular Long Sands Beach.

Perfectly placed to provide direct access by foot to everything Tynemouth has to offer, including its countless cafes, restaurants and amenities, Kennersdene also provides easy access to the popular Northumberland Park and Gardens, Tynemouth Market and the wonderful King Edwards Bay.

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The internal accommodation comprises: Porch leading into an entrance vestibule that in turn opens into a welcoming entrance hall, with stairs leading up to the first floor landing. To the left is a spacious front aspect lounge with a walk-in bay window and a feature fireplace. This room flows into a large dining room with a second feature fireplace. To the rear of the dining room is a bright and airy garden room with French doors opening onto the wonderful rear garden.

At the end of the entrance hall is a well-equipped kitchen fitted with ample cabinetry that provides excellent storage space, together with an under-stairs cupboard that serves as a pantry. From the kitchen, a door leads into the converted garage space which includes a useful utility area to the rear and a WC. A further door from this area opens to the rear garden.

The first floor landing gives access to three bedrooms served by a well-appointed family bathroom that is fully tiled and includes a bath with overhead shower, WC and washbasin. A useful study area/bedroom completes the first floor accommodation and has stairs leading up to the loft area which is currently set up as a third bedroom. This dual aspect space includes built-in storage and carpeted flooring.

Externally, the property has a block-paved driveway providing off-street parking for one car and an enclosed front garden bordered by mature hedging and shrubs. The generous rear garden is predominantly laid to lawn and features mature shrubs and trees, together with a graveled seating area.



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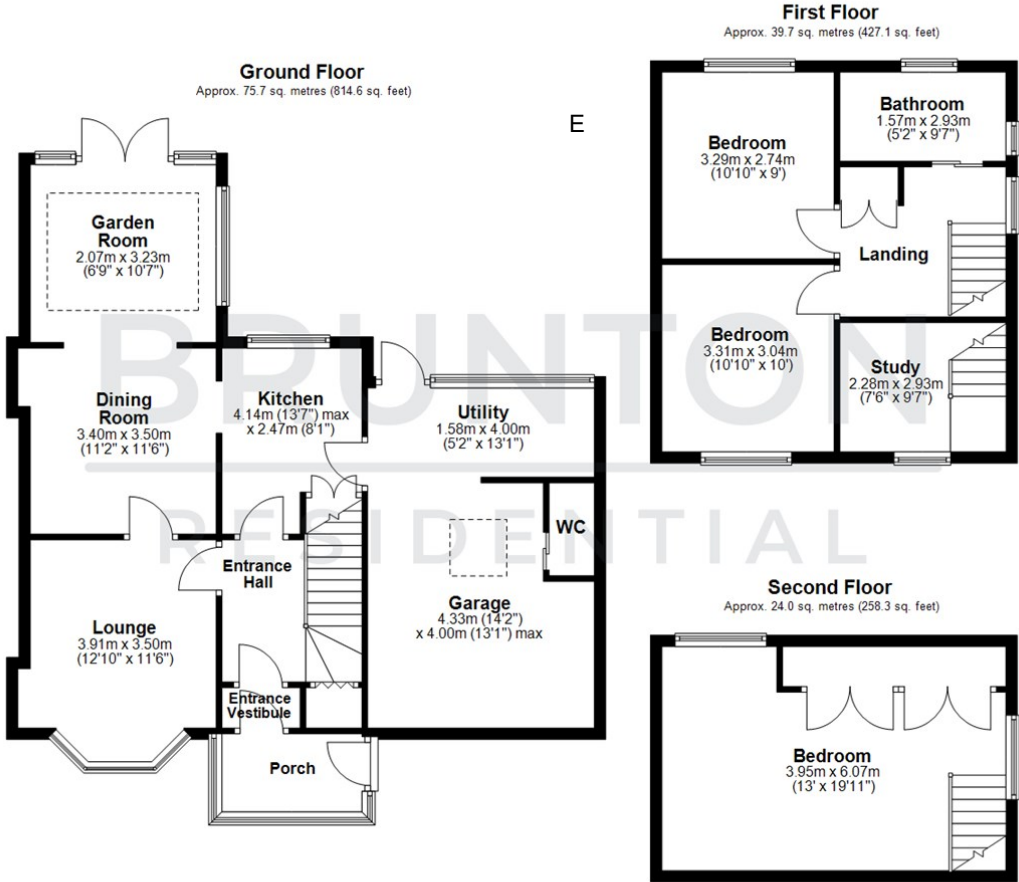
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : E

EPC RATING : D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |