



**Percy Park  
Tynemouth  
NE30 4JZ**

**£335,000**

Sought after four bedroom family semi with lovely gardens, within short walking distance to the sea front. Early viewing will be necessary to appreciate the size and versatility of this highly regarded semi, two separate reception rooms, extended, modern family breakfasting kitchen, ground floor bedroom, three further bedrooms to the first floor, corner bathroom suite, lovely enclosed rear garden, driveway. Superbly located close to the Sea Front, Tynemouth Village and the Metro. NO UPPER CHAIN.



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Entrance door to: Lobby: Door to:

HALLWAY

Spacious hallway with staircase to first floor, delft rack, double radiator and cloaks cupboard.

LOUNGE 5.21m(17'1") x 3.89m(12'9")

Superb size lounge with measurements into UPVC double-glazed bay window, attractive feature fireplace with electric fire, coving to ceiling and double radiator.

DINING ROOM 5.13m(16'10") x 3.86m(12'8")

Spacious family dining Area with French doors opening to rear garden, coving to ceiling and radiator

BREAKFASTING KITCHEN 4.17m(13'8") x 3.12m(10'3")

Modern range of fitted base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with hot and cold mixer taps, double-glazed window, additional window, electric points, tiled walls, spotlights to ceiling, plumbing for automatic washing machine and dishwasher, door to rear garden, radiator, modern tiling to walls and two storage cupboards one containing combination boiler.

GROUND FLOOR BEDROOM 6.05m(19'10") x 2.34m(7'8")

Lovely versatile spacious bedroom with laminate flooring, radiator and UPVC double-glazed feature bay window with window seat.

BEDROOM 1 5.11m(16'9") x 3.38m(11'1")

UPVC double-glazed bay window, radiator, fitted robes and drawer providing an ample hanging and storage space.

BEDROOM 2 5.13m(16'10") x 2.97m(9'9")

Measurements are into feature UPVC double-glazed bay window, radiator, laminate flooring, fitted robes and shelving and cornicing to ceiling.

BEDROOM 3 2.54m(8'4") x 2.72m(8'11")

Radiator and UPVC double-glazed window.

BATHROOM 3.12m(10'3") x 2.21m(7'3")

Delightful bathroom suite comprising of corner bath with hot and cold mixer taps, pedestal washbasin with hot and cold mixer taps, low level W.C, double radiator, tiled effect laminate flooring, spotlights to ceiling, two UPVC double-glazed windows and electric shower.

EXTERNALLY

Private and enclosed rear garden with lawn, borders and patio area. Driveway to the front of the property.

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