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EDITH STREET, TYNEMOUTH, NORTH SHIELDS, NE30

Offers Over £300,000

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Beautifully Presented and Thoughtfully Improved Three-Bedroom Period Mid-Terraced Home, Occupying a Fantastic Position on the Highly Sought-After Edith Street in Tynemouth. Boasting a Wonderful Re-Fitted 17ft Open-Plan Kitchen/Diner with Breakfast Bar, Generous Reception Room with Period Fireplace, Three Well-Proportioned Bedrooms, Versatile Home-Office/Study Area, Stylish Re-Fitted Family Bathroom & Delightful Private Enclosed West Facing Rear Yard!

This beautifully presented period home is perfectly positioned on Edith Street, a highly desirable residential street in the heart of Tynemouth, ideally placed to enjoy the fantastic coastal lifestyle the area has to offer. Tynemouth's vibrant Front Street is within easy reach, offering an eclectic collection of independent cafés, restaurants, bars and shops, while the historic Tynemouth Metro Station, with its ever-popular weekend market, provides excellent transport connections towards Newcastle and throughout the wider region.

The stunning coastline is also close at hand, with King Edward's Bay and the award-winning Longsands Beach both easily accessible, alongside Tynemouth Castle and Priory, making this a superb location for those looking to combine coastal living with the convenience and vibrancy of central Tynemouth.

Combining generous and versatile accommodation, beautifully retained period detailing and a fantastic contemporary kitchen/diner, this is a hugely appealing Tynemouth home that perfectly balances traditional character with modern family living.

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The internal accommodation begins with a welcoming entrance hallway, where stripped timber floorboards, traditional internal doors, decorative plasterwork and an impressive staircase immediately introduce the property's period character. From here, the hallway leads into a generous front reception room, which retains a wealth of original detailing, including tall ceilings, decorative cornicing and ceiling detailing, stripped floorboards and an attractive feature fireplace.

Continuing through to the rear of the property, the carefully considered and superb 17ft open-plan kitchen and dining space forms the sociable heart of the home. The stylish kitchen is fitted with striking dark cabinetry, contrasting work surfaces, open timber shelving, a Belfast-style sink and a substantial breakfast bar, while French doors provide a seamless connection to the rear yard.

Also located on the ground floor, the stylish re-fitted family bathroom is fitted with a shower over the bath, traditional style sanitary ware and striking tiled flooring.

To the first floor are three well-proportioned bedrooms, including an impressive principal bedroom that retains attractive decorative ceiling detailing. The spacious landing further enhances the versatility of this level, incorporating a dedicated home-office/study area that is ideal for working from home or providing a quiet space for study.

Externally, the property benefits from a delightful private enclosed west-facing rear yard, complete with ample room for outdoor seating, dining and entertaining. Directly accessible from the kitchen/diner, it provides a natural extension of the living space during the warmer months, while also offering a pleasant setting for relaxation and everyday enjoyment.



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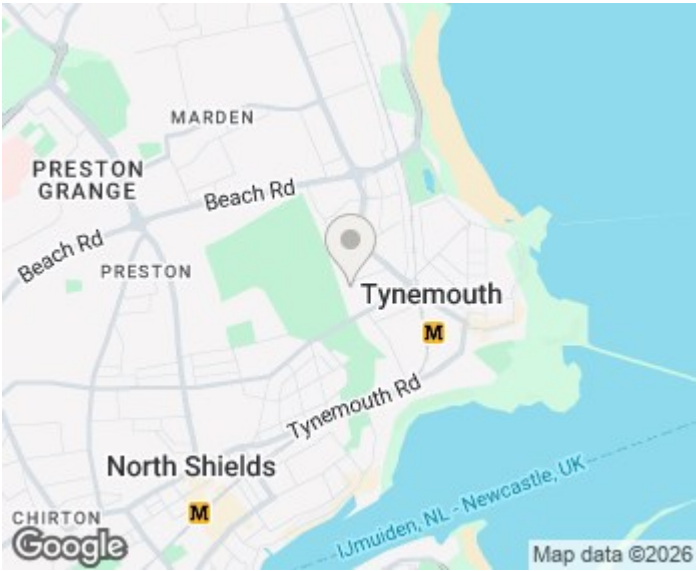
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : B

EPC RATING :



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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		