



61 Percy Park  
Tynemouth, NE30 4JX  
Offers Over £899,950



Trading Places



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# 61 Percy Park

, Tynemouth, NE30 4JX

Trading Places welcome to the market, for sale, this truly impressive three storey, five bedroom family home. Situated on Percy Park, Tynemouth, offering stunning sea views and overlooking the renowned Longsands Beach of Tynemouth. Rarely does an opportunity arise to purchase such a property in such an outstanding location, as Tynemouth Village which is supported by local shopping facilities, amenities, restaurants, bars and has easy access to transport links, with metro stations within walking distance for commuting to Newcastle and other coastal routes.

The property which could be equally suited to a main residence, a second home or holiday home, boasts spacious versatile family living spread over three floors and benefits from double glazing, gas central heating and briefly comprises of: Vestibule entrance hallway, a beautiful open-plan living room and breakfasting kitchen; living room to the front with bay window and superb sea views, open to a spacious, modern, fitted, breakfasting kitchen with integrated appliances. Finishing the ground floor there is a utility area and Cloaks/WC. From the Cloaks/WC there is a rear lobby with a door to the rear and stairs leading down to the basement.

To the first floor there are two double bedrooms, both benefiting from en-suite and the bedroom to the front elevation again has stunning sea views overlooking Tynemouth. To the second floor there are a further three bedrooms, two with sea views, and the other benefitting from an en-suite. Externally to the front elevation there is a town garden with undisrupted views over Tynemouth Green. There is one private parking space to the rear.

Early inspection is highly recommended to fully appreciate this elegant, rare to the market, property. Please call Trading Places on 0191-2511189 to arrange an appointment. The Floorplan and Virtual Tour are also available to view.

EPC D. Leasehold - Share of Freehold, 999 years.

## Vestibule Entrance Hall

Fabulous entrance hallway with open doorway to living room, door to downstairs cloaks/WC and stairs to first floor landing.

## Downstairs Cloaks/WC

### Rear Lobby

Accessed from the Downstairs Cloaks/WC. Door to the rear courtyard and stairs down to the Basement.

### Basement

7'3" x 13'11" (2.23 x 4.25)

Accessed from the rear lobby which has stairs down to the basement level. A spacious and useful space for storage.

## Living Room

16'4" x 17'6" (4.98 x 5.34)

A fabulously proportioned family Living Area with opening doorway to the breakfasting kitchen. There is a large bay window to the front elevation allowing ample natural lighting and overlooks the seafront and Tynemouth Green for spectacular views.

## Breakfasting Kitchen

15'2" x 14'10" (4.63 x 4.53)

(9.51m from Kitchen to Living Room window)

An impressive, breakfasting kitchen which is perfect for entertaining, with fitted cabinetry, integrated appliances and central island. Integrated appliances include fridge, freezer, washing machine, dishwasher, oven, microwave and hob with overhead extractor. Offers a generous space and open doorway to the utility area.

## Utility Area

A handy space. Door leading to the rear courtyard shared by the development.

## First Floor Landing

Doors to Bedroom 1, Bedroom 2, and stairs leading up to the Second Floor.





#### Bedroom 1 (front)

Open-plan bedroom, one area is 5.10 x 4.71m, the other is 2.08m x 3.99m. 6.89m is the longest point across both areas.

This bedroom is to the front elevation providing views overlooking the seafront and the green, it is a generously proportioned room which could not only be used as a bedroom but also a family, sitting area on the first floor. There is a door to the En-Suite Bathroom/WC.

#### En-Suite Bathroom/WC

#### Bedroom 2 (rear)

15'7" x 11'8" (4.77 x 3.56)

This bedroom is to the rear elevation overlooking the courtyard. There is a door to the En-Suite Shower Room/WC.

#### En-Suite Shower Room/WC

#### Second Floor Landing

Doors to Bedroom 3, Bedroom 4, Bedroom 5 and a Shower Room/WC.

#### Bedroom 3 (rear)

13'7" x 15'9" (4.16 x 4.81)

This bedroom is to the rear elevation overlooking the courtyard. There is a door to the En-Suite Shower Room/WC.

#### En-Suite Shower Room/WC

#### Bedroom 4 (front)

14'0" x 12'2" (4.27 x 3.73)

This bedroom is to the front elevation providing views overlooking the seafront and the green.

#### Bedroom 5 (front)

13'5" x 9'6" (4.10 x 2.90)

This bedroom is to the front elevation providing views overlooking the seafront and the green.

#### Shower Room/WC

#### External

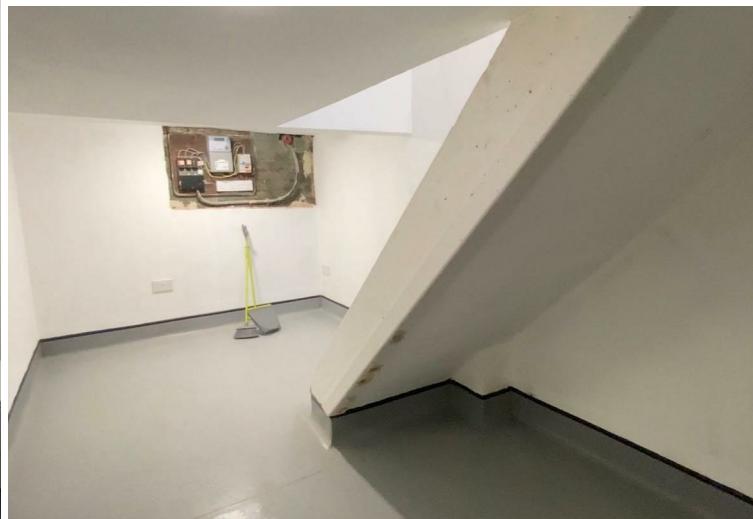
There is a low maintenance town garden to the front with undisrupted views over Tynemouth Green and Longsands Beach.

To the rear there is a courtyard shared by the development with allocated parking.

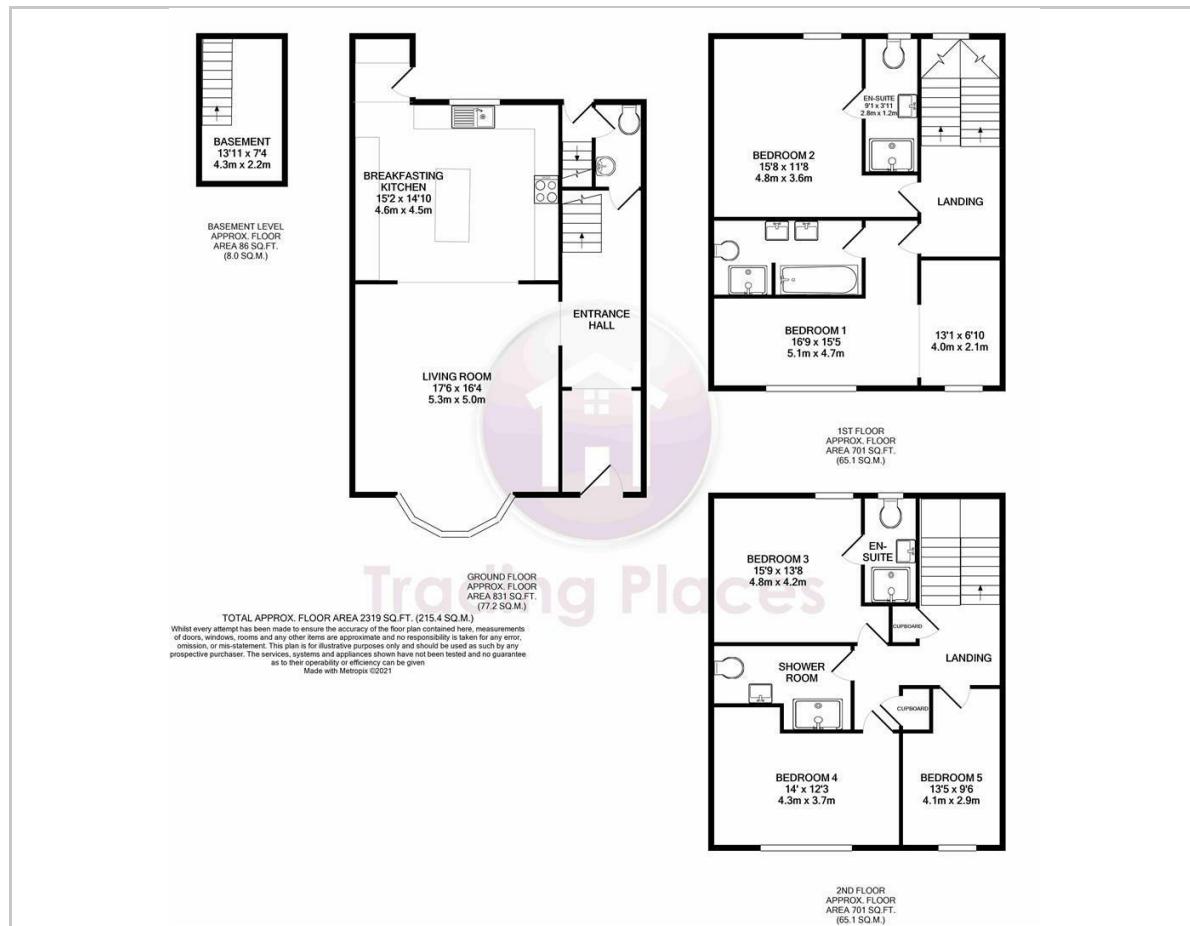
#### Lease Details

Lease - 999 years from 1st January 2021

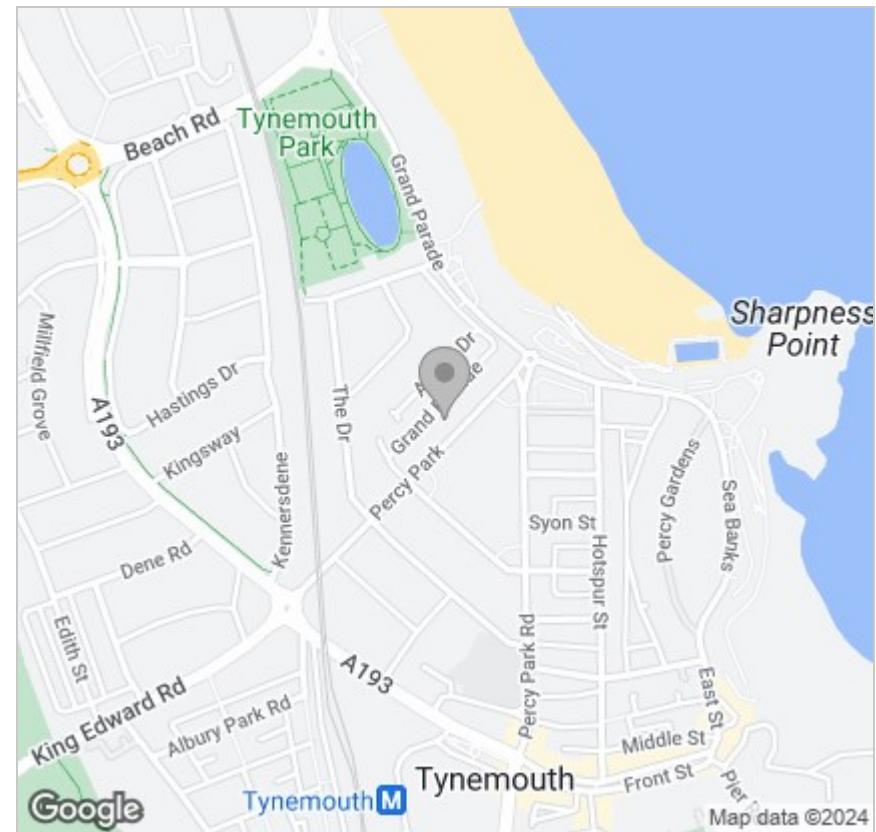
Projected Annual Service Charge - £2073



## Floor Plan



## Area Map



## Viewing

Please contact our Trading Places Office on 0191 251 1189

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

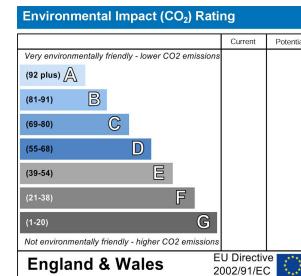
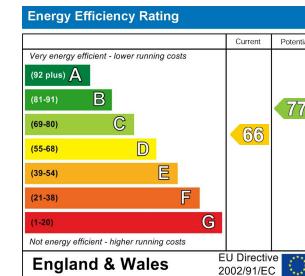
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## Energy Efficiency Graph



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