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@ [alistair.harper@exp.uk.com](mailto:alistair.harper@exp.uk.com)

[alistairharper.exp.uk.com](http://alistairharper.exp.uk.com)

📞 07813 673 606



# 52 Millview Drive

£500,000

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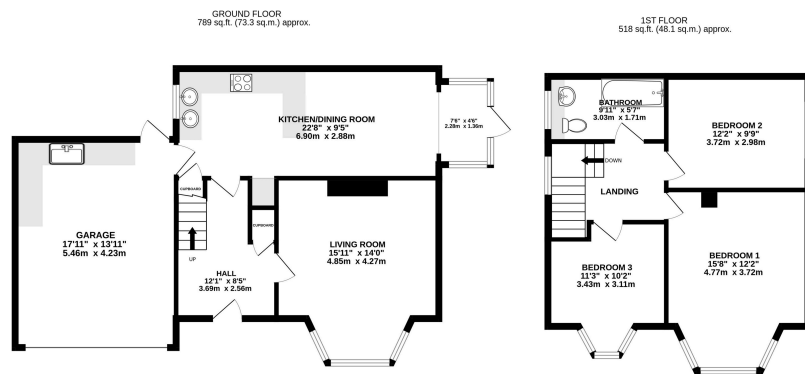


- Please Quote Ref: AH0284 For All Enquiries
- Semi-Detached Family Home
- Three Double Bedrooms
- Upstairs Family Bathroom
- Spacious Bay-Fronted Living Room To Front
- Full Width Kitchen/Dining Room
- Extra Wide Garage With Multi-Car Driveway
- Front & Side Lawned Garden
- Walking Distance To Seafront & Tynemouth Town Centre
- Sought After Residential Road

If you have always wanted to live within walking distance of the beach & seafront whilst being equally close to hub of Tynemouth centre with its fine array of restaurant, bars and cafes, look no further as this spacious three double bedroom family home is offered to market, as the search gets underway for its next resident.

Sitting on an impressive corner plot within a sought after residential location, you'll find impressive reception/entertaining space that includes a full width kitchen/diner & front aspect living room with feature fireplace. Out front you have the benefit of a multi-car driveway, front and side garden as well as a larger than average garage with internal access door - there is also the potential to extend over the garage subject to the relevant planning permissions.

The only way you'll know if this is your next home is by picking up the phone to arrange a viewing.



**TOTAL FLOOR AREA:** 1307 sq.ft. (121.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

21/02/2023, 14:16 Energy performance certificate (EPC) - Flat in energy certificate - GDX13K

Energy performance certificate (EPC)		
St. Malves Drive 10, 11th GHELBS NEWBURN	Energy rating <b>E</b>	Valid until: 2 July 2025 Certificate number: 0036-2877-7037-9305-5385

Property type: Semi-detached house  
Total floor area: 102 square metres

#### Rules on letting this property

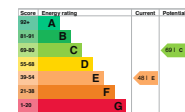
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

<https://find-energy-certificates.gov.uk/energy-certificates/0036-2877-7037-9305-5385/print>

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