







- **Maisonette**
- **Gas Central Heating**
- **Unfurnished**
- **Council Tax Band \*C\***
- **Completely Refurbished**
- **Three Bedrooms**
- **Heart of Tynemouth Village**
- **En-Suite Shower Room**
- **Metro Links Nearby**
- **Available NOW**







This well presented, two bedroom maisonette is available NOW and offered on an unfurnished basis.

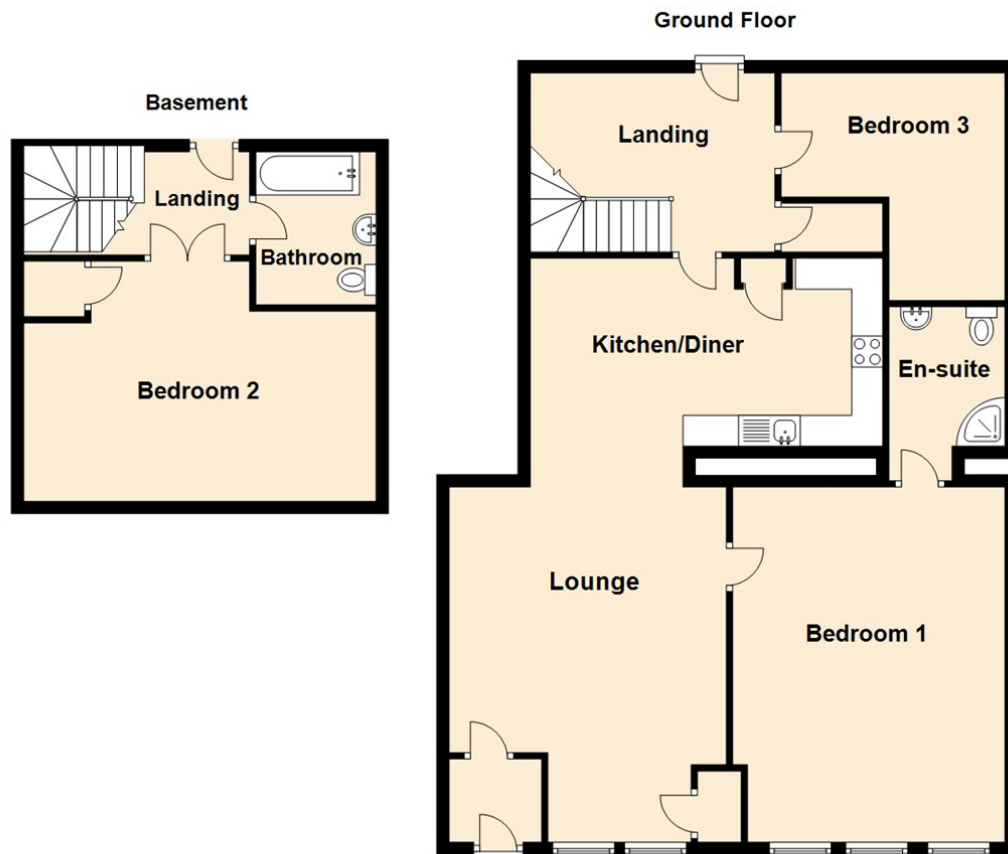
Briefly comprising to the ground floor:- entrance vestibule, spacious lounge open plan to a well appointed kitchen/dining area with fitted units and integrated oven and hob. There are also two bedrooms to this floor; the main bedroom with an en-suite facility. The lower floor offers a further bedroom with fitted storage and a three piece bathroom/w.c. with a shower over the bath. Further benefits include double glazing and gas central heating.

This enviable location is only a short distance from Tynemouth Long Sands beach, and a fabulous variety of local amenities are within easy reach including cafes, bars and restaurants. The A1058 Coast Road is close by so you have a direct route towards Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family the property is well positioned for access to very well-regarded schools



This property has been superbly improved and offers very comfortable living space. For more information please call our Tynemouth branch on 0191 257 2000.

Council Tax band \*C\*



Lounge/ Kitchen 31'0" x 18'8" m (9.46m x 5.71 m)

Bedroom One 18'10" x 14'5" (5.75 x 4.41)

Bedroom Two 9'5" x 18'8" (2.89 x 5.71)

Bedroom Three 12'1" x 11'11" (3.68m x 3.63m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.janforsterestates.com](http://www.janforsterestates.com)

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680

