





2



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- Second Floor Maisonette
- Two Bedrooms
- Close To Amenities
- Double Glazing
- Viewing Recommended
- Spacious Living
- Short Drive to Beach
- Gas Central Heating
- Leasehold
- Call For More Information





This spacious, first-floor maisonette is positioned on the popular Tynemouth Road and would make a great starter home.

Internally the property briefly comprises: - entrance and stairs to the first-floor landing, private entrance hallway, lounge with feature fireplace, spacious kitchen dining room, utility room and bedroom two. To the first floor is the bright and airy main bedroom with Velux windows and there is a contemporary bathroom/w.c. with four-piece suite including a free-standing bathtub. The property further benefits from gas central heating and double glazing. Externally there is a charming yard to the rear with a decked area.

The location of this property is without doubt extremely central, and you are within close proximity to a wide range of shops, bars and restaurants and. King Edwards Bay is only a 5-minute drive away and the A19 and the Tyne Tunnel are also within easy reach. The A1058 Coast Road is close by, so you have a direct route to Newcastle City Centre. There are nearby links to public transport facilities which include prime bus routes and the Metro service. For the growing family, the property is well positioned for access to very well-regarded schools. Northumberland Park and The Fish Quay are also only a short walk way.

Early viewings come highly recommended. To book yours or for more information please call our Tynemouth branch office on 0191 257 2000.

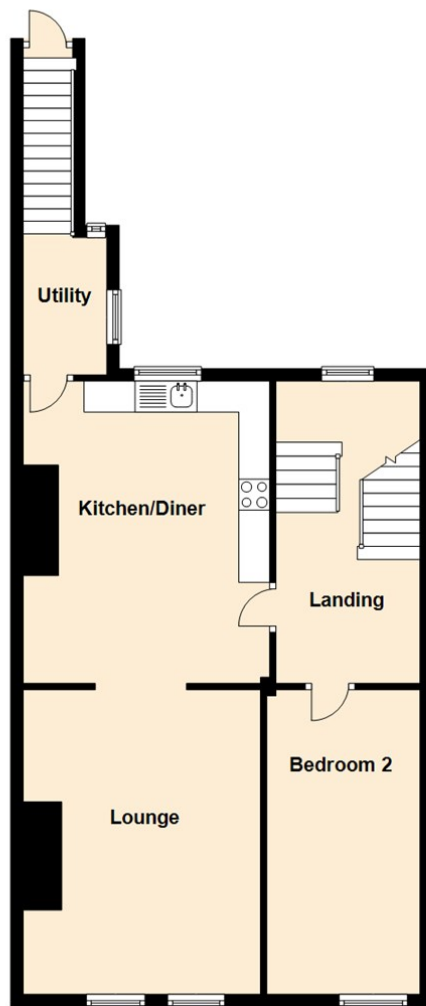
Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licensed legal representative.

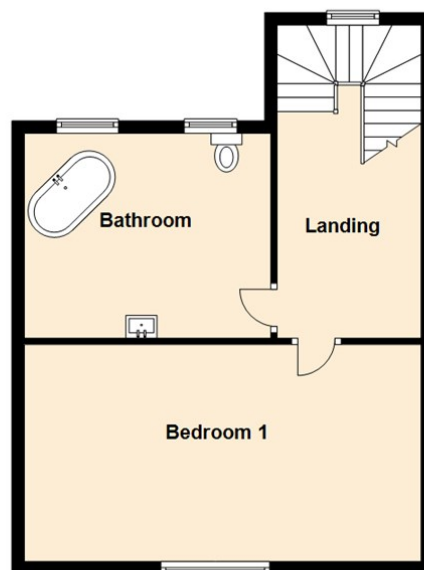
Council Tax band *A*



First Floor



Second Floor



Lounge 16'1" x 12'6" (4.92 x 3.83)

Kitchen/Diner 16'0" x 13'0" (4.88 x 3.98)

Utility 17'1" x 4'5" (5.23 x 1.35)

Bedroom One 11'6" x 21'0" (3.51 x 6.41)

Bedroom Two 16'1" x 8'1" (4.92 x 2.48)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The difference between house and home

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