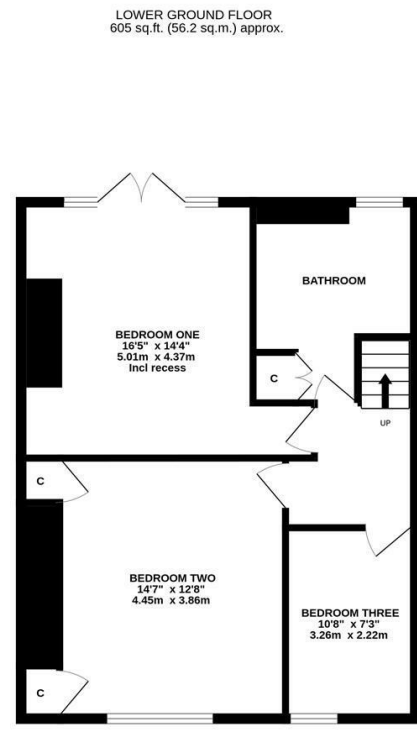
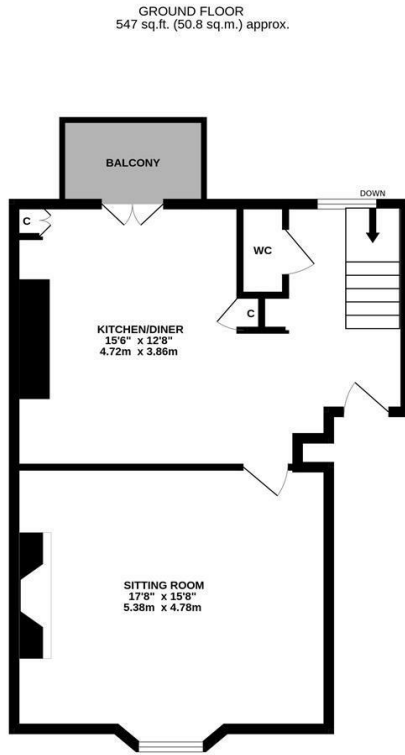




Set behind lawned gardens and occupying both the lower ground and ground floor levels of this sensitive Victorian conversion, this delightful apartment is ideally located on Tynemouth Place within the Tynemouth Village Conservation Area. Tynemouth Place is within walking distance to everything Tynemouth has to offer, including Tynemouth Castle and Priory. It is also a stone's throw from Kings Priory School and Tynemouth Metro Station, providing easy access into Newcastle City Centre and beyond.



The accommodation briefly comprises: entrance hall with stairs to lower ground floor and separate ground floor WC; kitchen diner with a range of fitted units together with work surfaces, integrated appliances, two fitted storage cupboards and French doors leading out to the south-east facing balcony with views over Priors Park and onwards to the sea; sitting room with bay window including original shutters, stripped wood flooring and feature fireplace. To the lower ground floor; three bedrooms, bedrooms one and two both comfortable doubles, bedroom one with French door access out to the garden and bedroom two with fitted alcove storage cupboards; bedroom three/study; bathroom complete with four piece suite including a free-standing bath together with spot lighting and separate storage cupboard plumbed in for a washer/dryer. Externally, a privately-owned front garden, laid mainly to lawn with a mixture of mature planting and hedge boundaries. Early viewings are absolutely essential to avoid disappointment.



**TOTAL FLOOR AREA: 1152 sq.ft. (107.0 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.  
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Ground & Lower Ground Floor Conversion | 1,152 Sq ft (107.0m2) | Three Bedrooms | Sitting Room | Kitchen Diner | Ground Floor WC | Bathroom | Privately Owned Garden | GCH | Excellent Location | Leasehold - 977 Years Remaining | Service Charge Ad-Hoc | Council Tax Band D | EPC: D

**Offers Over £385,000**

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

