



14 River View

Tynemouth, North Shields, NE30 4AF

** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH **

** MID TERRACE HOUSE ** TWO DOUBLE BEDROOMS ** CHAIN FREE ** DOWNSTAIRS WC **
** SUPERB LOCATION JUST A FEW MINUTES WALK INTO TYNEMOUTH FRONT STREET **
** KITCHEN/ DINING ROOM ** BATHROOM & SEPARATE WC ** CUL-DE-SAC LOCATION **
** LOVELY PRIVATE GARDEN TO REAR WITH WESTERLY ASPECT AND PLEASANT VIEWS **
GREAT FIRST TIME BUY ** COUNCIL TAX BAND A ** FREEHOLD ** ENERGY RATING C **

Offers Over £170,000



- Two Bedroom Mid Terrace House
- Bathroom & Separate WC
- Short Walk To Tynemouth Front Street
- Downstairs WC
- Lovely Private Garden to Rear
- Council Tax Band AF - Freehold
- Cul-De-Sac Location
- Chain Free
- Energy Rating C

Hallway

Double glazed entrance door, tiling to floor, storage cupboard, stairs to the first floor landing, radiator.

Cloaks/ WC

7'4" x 3'6" (2.26 x 1.08)
Double glazed window, WC, wash hand basin, tiling to floor.

Lounge

12'8" x 11'4" (3.87 x 3.46)
Double glazed window, radiator.

Kitchen/ Diner

17'3" x 8'3" (5.26 x 2.54)
Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window, tiling to floor, radiator and double glazed French doors leading out to the rear garden.

Landing

Double glazed window to half landing, cupboard.

Bedroom 1

11'3" x 10'9" (3.45 x 3.30)
Double glazed window, radiator.

Bedroom 2

11'3" x 10'5" (3.45 x 3.20)
Double glazed window, radiator.

Bathroom

6'0" x 5'8" (1.84 x 1.74)
Double glazed window, bath with shower over, tiling to walls, radiator.

WC

4'8" x 2'7" (1.44 x 0.80)
Double glazed window, WC.

External

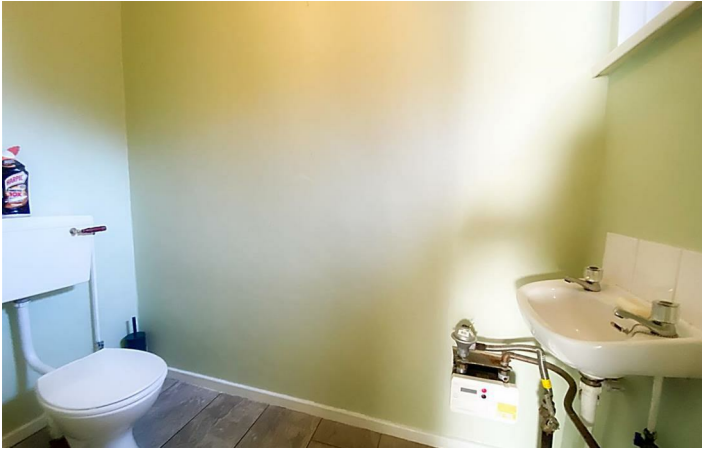
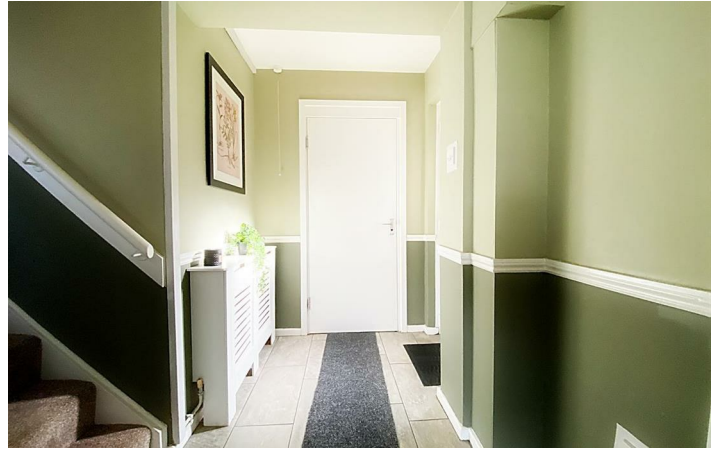
There is a lovely private garden to the rear which is not overlooked and has lovely views, the garden has a south westerly aspect and is low maintenance with gravel and shrubs there is also a paved patio area. Externally there is a small paved area to the front.

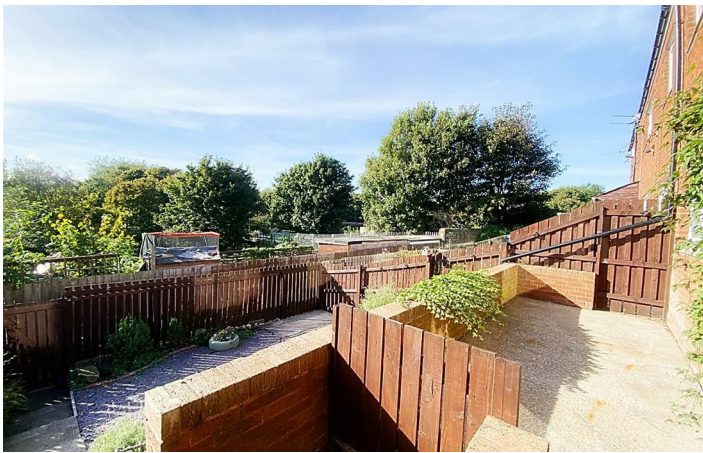
Broadband and Mobile

At the time of marketing this information is correct.
Broadband: Highest available
Speeds: Download: 1000 Mbps
Upload: 1000 Mbps
Mobile: EE>Likely Three> None
02>Likely Vodafone>Likely

Flood Risks

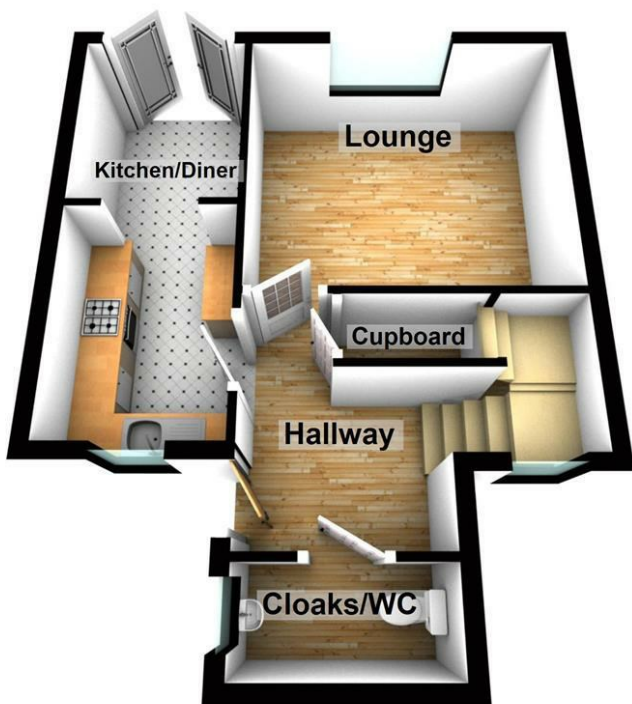
At the time of marketing this information is correct.
Yearly chance of flooding:
Surface water: Very low risk.
Rivers and the sea: Very low risk.





Floor Plan

Ground Floor



First Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	