



23 Front Street, Tynemouth, NE30 4DX Offers Over £475,000

A rare opportunity to purchase this key 3 bedroom property in the heart of Tynemouth. The property occupies a central position on the north side of Front Street within one of the most desirable locations in the North East. The property has been sympathetically maintained and developed by the current owners to a high standard throughout, providing high quality residential accommodation retaining many of its period characteristics. Benefitting from a rear courtyard and a two-storey coach house with a separate yard exiting onto Stephenson Street. We consider this a property of high desirability in all aspects. Viewings are to be arranged by appointment through our office.

MATERIAL INFORMATION

Council Tax Band C.

EPC rating C.

Property is mid-terraced 3 storey maisonette above ground floor retail

Property is of traditional brick wall construction with a slate roof.

Property is connected to all mains services.

Water supply is metered.

Standard, superfast and ultrafast broadband available.

Good mobile coverage.

Permit parking available on street front and rear.

No disabled parking.

Asking price: offers over £475,000

Tenure: A new 999 year Long Lease will be created on purchase.

LOCATION

The property occupies a central position on the north side of Front Street within one of the most desirable locations in the north east. Tynemouth is a highly popular residential and tourist village located on the north east coast of England approximately nine miles east of Newcastle upon Tyne. The area offers many aspects of modern living and a variety of leisure activities centred around Front Street, Tynemouth Priory and of course the local beaches.

DESCRIPTION

The property consists of updated 3-storey living accommodation retaining many period features and situated above a ground floor retail unit. The property offers spacious living accommodation, a rear courtyard and a two-storey coach house with a separate yard exiting onto Stephenson Street. The property will be sold with vacant possession.

ENTRANCE

Entrance hall from Front Street with stairs to first floor landing. Sash windows and stairs to each floor with radiator and panelled doors leading to;

FIRST FLOOR

LIVING ROOM

16'0" x 17'0" (4.9 x 5.2)

Featuring period coving, decorative fireplace, dado rail and 2 radiators. Two sash windows overlooking Front Street.

DINING KITCHEN

14'1" x 10'9" (4.3 x 3.3)

Range of fitted wall and floor storage units with cream panel door fronts, marble work top and splashbacks. Island table. Integral fridge, freezer and dishwasher, wine chiller, Bosch oven with halogen hob, 1 1/2 stainless steel sink and plumbed for washing machine. Black tiled floor with period fireplace and picture rail, modern graphite grey radiator. UPVC double glazed French doors leading to external steel BBQ or seating platform and external stairs to the yard.

SECOND FLOOR

MASTER BEDROOM

17'0" x 14'9" (5.2 x 4.5)

Decorative coving and panelling to walls. Feature fireplace, two radiators, two sash windows.

EN-SUITE

6'6" x 4'7" (2 x 1.4)

White wash hand basin and WC inserted into a vanity unit, hot towel rail, double shower cubicle and part tiled walls.

BATHROOM

10'5" x 9'2" (3.2 x 2.8)

Feature white free standing bath, double shower, white wash hand basin set into vanity unit, WC and bidet. Part tiled walls, radiator and hot towel rail.

THIRD FLOOR

BEDROOM 2

Bedroom 5.3 x 3.6 sqm (17'4" x 11'9" sq ft), located to the front of the property with fitted wardrobes, radiator, UPVC double glazing.

Sloping eaves within room.

BEDROOM 3

Bedroom 3.3 x 2.8 sqm (10'9" x 9'2" sq ft), located to the rear of the building overlooking Tynemouth village to the coast. Integral cupboard, radiator and velux window.

Sloping eaves within room.

COACH HOUSE

A two-storey brick building with slate covered pitch roof located to the rear of the site with power, lighting and security provision. The coach house benefits from a yard and access to Stephenson Street.

EXTERNAL

There is a private courtyard to the rear with access to Stephenson Street.

FURTHER INFORMATION

We understand that all mains services are connected to the property. (All interested parties should satisfy themselves with the local service providers).

The EPC rating for the property is C (63), A full copy of the Energy Performance Certificate (EPC) report is available upon request.

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

Viewings are by appointment only through RA Jackson & Son LLP 01912571253 sales@rajackson.co.uk



Our Services:

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including: Residential Sales and Lettings Commercial Sales and Lettings Professional Valuation of Commercial and Residential Property Home-buyer Survey and Valuation Property Management Acquisition To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

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