

SIGNATURE

NORTH EAST

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 Percy Gardens Cottages, Tynemouth NE30 4EP

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Asking Price
£350,000

Signature North East are delighted to welcome to the sales market this 2 bedroom period property, currently being used as a holiday home for the last 20+ years. The property is ideally situated on the highly desired Percy Park Cottages, Tynemouth, just a stone's throw from the beautiful Long Sands Beach, perfect for coastal walks and enjoying exciting family days out, and a range of excellent local amenities such as highly regarded schooling at all levels, a range of shops and supermarkets, and strong road and transport links for the commuter.

As you step into this inviting property, you'll be greeted by the spacious living dining area, perfect for arranging your preferred furniture layout, including a designated space for a family dining table where cherished meals can be shared. Continuing from here, discover a tastefully designed kitchen boasting cream gloss cupboards providing ample storage, complemented by sleek black work surfaces and equipped with integrated appliances such as an oven, 4-ring electric hob, and extractor fan.

Throughout the ground floor, enjoy the convenience of laminate flooring and a soothing neutral color scheme that enhances the sense of space and light.

Ascending to the second floor, you'll find two generously proportioned bedrooms offering plenty of room for all your bedroom essentials. Additionally, there are two additional rooms providing versatile storage options, ideal for a dressing room or home office setup. Completing this floor is a stylish four-piece family bathroom.

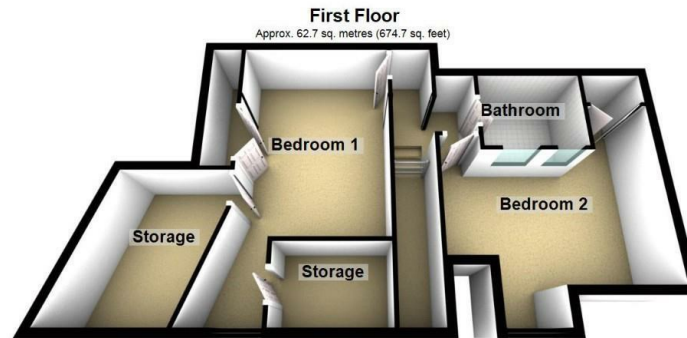
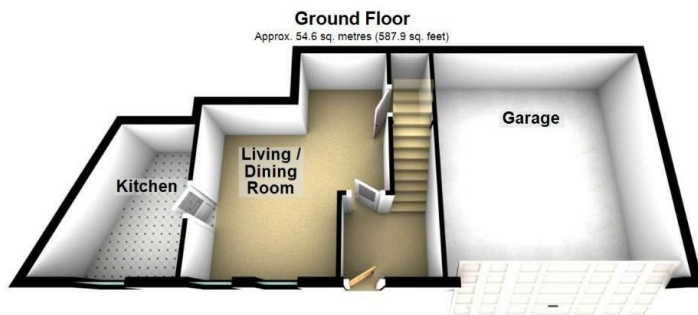
The second floor showcases charming period features including dark wooden beams, infusing the space with character and charm.

Externally, you'll appreciate the convenience of a large attached garage providing ample space for a vehicle and extra storage needs.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 117.3 sq. metres (1262.6 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living / Dining Room
16'6" x 13'5"

Kitchen
9'5" x 10'7"

Bedroom One
20'7" x 10'11"

Bedroom Two
15'7" x 15'4"

Bathroom
7'6" x 5'9"

Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 31 | 31 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales

EU Directive
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