

# SIGNATURE

## NORTH EAST

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 Tynemouth Place, Tynemouth NE30 4BJ



# Tynemouth Place, Tynemouth NE30 4BJ

**Offers Over £400,000**

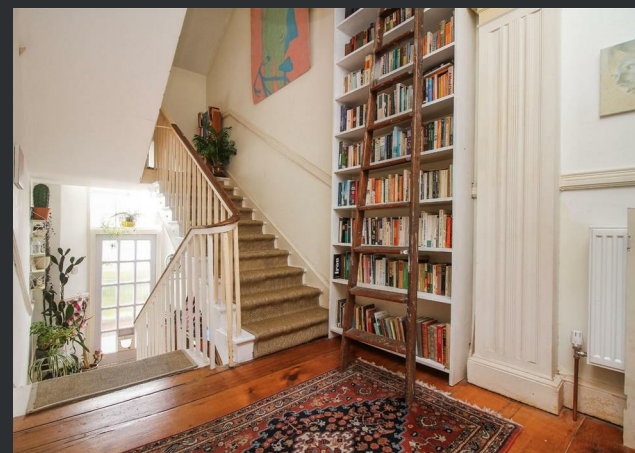
Introducing a charming residence in the heart of Tynemouth - a delightful 2-bedroom Georgian upper maisonette radiating character and warmth. With its prime location near the captivating coastline and iconic landmarks such as Tynemouth Priory and Castle, along with the Collingwood Monument, this home offers not just comfort but a slice of history. Families will find convenience with nearby schools, charming eateries, and essential amenities.

Step inside to discover a welcoming entryway adorned with original floorboards and plush rare breed wool carpet in the attic room, imbuing the home with a sense of nostalgia and charm. The cosy living room beckons, bathed in natural light streaming through its sizeable window, providing a comfortable setting for relaxation and gatherings. Adjacent, the well-appointed kitchen/diner area invites culinary adventures, boasting ample storage and space for family meals around the dining table. Completing this level is a snug bedroom, easily accommodating a double bed.

Ascend to the first floor to find a generously sized bedroom, offering a peaceful retreat with ample space for a king-sized bed and furnishings, along with a convenient attached storage cupboard. Concluding this floor is the charming bathroom, featuring a bathtub, walk-in shower, vanity with hand basin, and W.C.

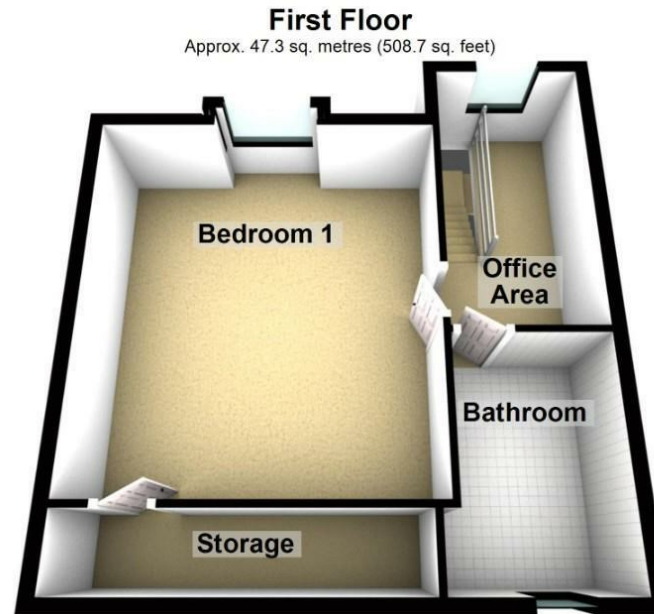
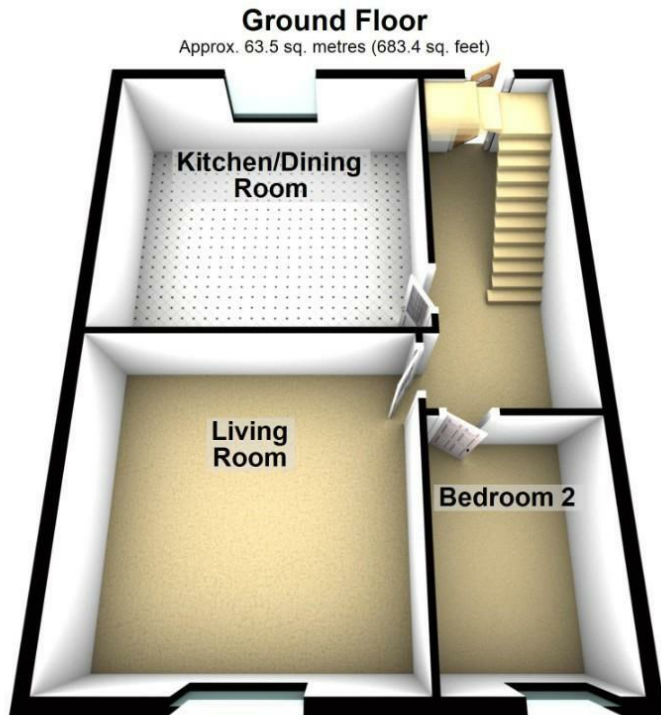
The property has recently installed a new central heating system, an 'air source system' that doesn't rely on gas, making it cost-effective and aiding North Tyneside's net zero targets. Additionally, the property has been fully insulated, new double-glazed windows have been installed throughout, and a new roof has been added.

Outside, the serene garden offers a tranquil escape, complemented by glimpses of the sea and lush greenery. For added convenience, the property provides permit parking for residents. Embrace the character and allure of this inviting home - contact Signature North East today to seize the opportunity to make it yours.



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

# PROPERTY FLOORPLAN



Total area: approx. 110.8 sq. metres (1192.2 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 Room  
15'0" x 14'9"


Kitchen / Dining Room  
15'9" x 14'6"

Bedroom One  
17'6" x 15'9"

Bedroom Two  
10'11" x 7'7"

Bathroom  
10'6" x 6'10"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>71</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 









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