

FOR  
SALE

23 EDITH STREET, TYNEMOUTH NE30 2PN  
£345,000



3 BEDROOM HOUSE - TERRACED

- THREE BEDROOM MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- CONTEMPORARY BATHROOM WC
- REAR YARD
- EPC RATING PENDING

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE  
14'6 x 12

RECEPTION ROOM TWO  
12'9 x 11

KITCHEN  
18 x 6'1

LANDING

BEDROOM ONE  
12 x 10'9

BEDROOM TWO  
12 x 6'10

BEDROOM THREE  
11 x 6

BATHROOM WC  
8 x 5'7

REAR YARD

## 23 EDITH STREET, TYNEMOUTH NE30 2PN

This lovely and characterful, mid terrace house was built in 1905 and is perfectly located in a highly sought after residential area. It boasts a wealth of contemporary features with period charm and is ideal for a range of buyers. With over 880 square foot of accommodation set over two floors this charming property consists of a vestibule and entrance hallway with stairs up to the first floor and door to the second reception room. The front facing reception room is stylish with a log burner and is open to the second reception room which includes a beautiful period cast iron fireplace, two storage cupboards and doors to the kitchen and rear yard. The modern kitchen benefits from a range of units with solid wood worktops, space for range oven with chimney hood and integrated fridge freezer. To the first floor there are three bedrooms and a beautiful, contemporary bathroom benefitting from a roll top bath with rainfall shower, pedestal wash basin and low level WC. Externally there is a rear yard. The generous size, fabulous location and superb layout of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Tynemouth is an historic town which beautifully balances the traditional with the modern to stay one of the most popular destinations in the North East. It is perfectly situated and perfectly sized to be vibrant and exciting, while also being intimate and community driven. Tynemouth has stunning history, exceptional public transport systems, great schools, shops which are both high street and boutique, and fabulous bars and restaurants. The area attracts a diverse demographic which allows it to maintain its wide appeal.

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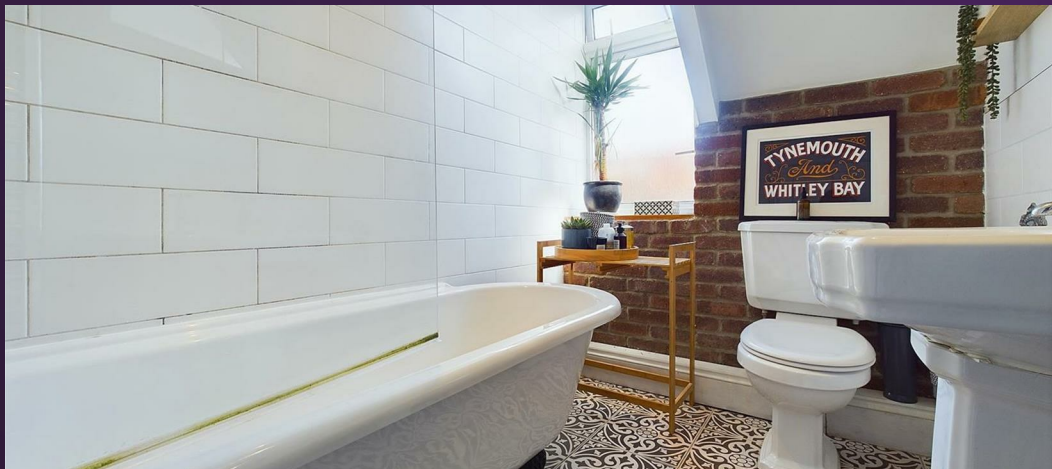
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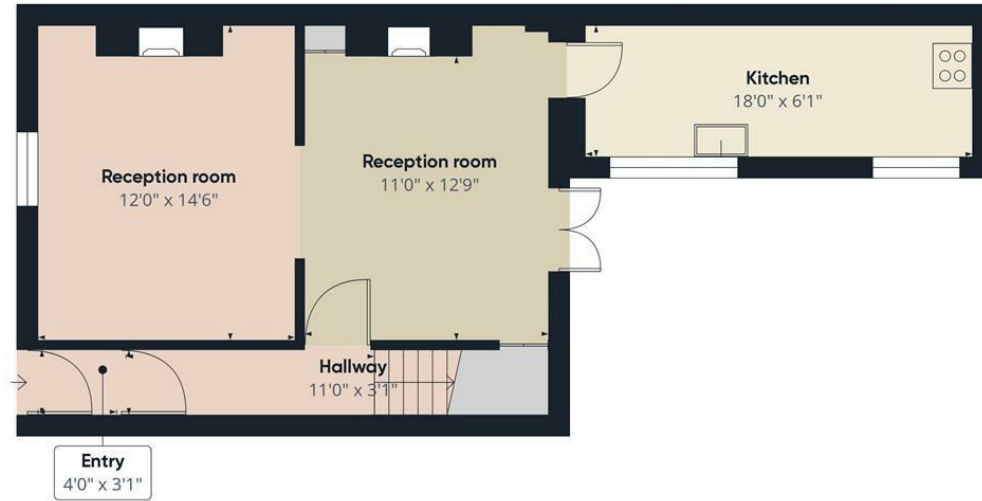


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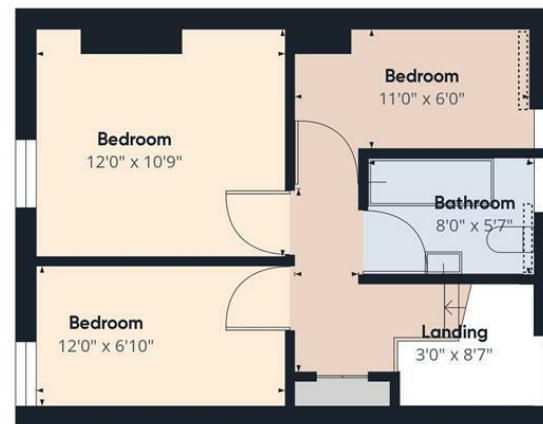
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

880.7 ft<sup>2</sup>

Reduced headroom

3.44 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.



They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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