

FOR
SALE

32 BIRTLEY AVENUE, TYNEMOUTH NE30 2RS
£225,000



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM GROUND FLOOR FLAT
- PEDESTRIANISED STREET
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN
- CONTEMPORARY BATHROOM WC
- FRONT GARDEN
- WEST FACING REAR YARD
- EPC RATING PENDING

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
13'4 x 12'8

KITCHEN
9'5 x 6'3

BEDROOM
13'7 x 13

BEDROOM
10 x 7'9

BATHROOM WC
7'4 x 4'6

FRONT GARDEN

REAR YARD

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This beautiful, ground floor flat is perfectly located on a pedestrianised street within 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 600 square feet of accommodation on offer, this characterful property consists of a vestibule and entrance hallway with doors to the reception room and bedrooms. The spacious reception room is open to kitchen which benefits from a range of units with contrasting worktops, integrated oven and gas hob. There are two bedrooms and a stylish bathroom benefitting from a panelled bath with shower over, vanity wash basin and low level WC. Externally there is a beautiful front garden and a West facing rear yard.

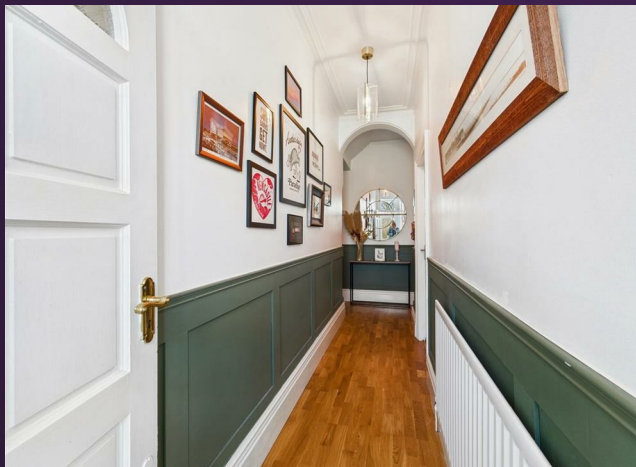
The generous size, superb layout and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

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's perfectly situated and perfectly sized to be vibrant and exciting, whilst also being intimate and community driven. Tynemouth has stunning history, exceptional public transport systems, great schools and shops.

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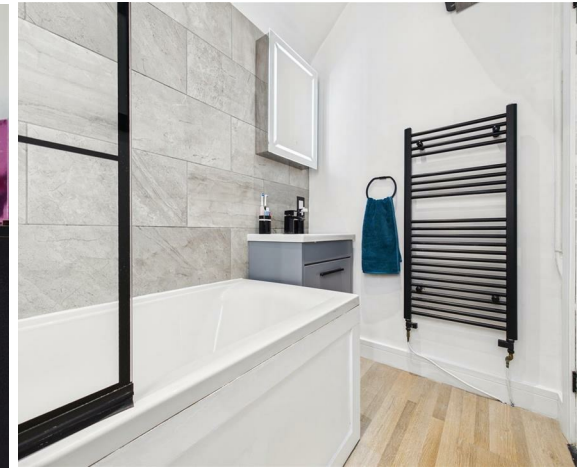
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FLOORPLAN

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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	70	
(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



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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