

FOR
SALE

6B PRUDHOE TERRACE, TYNEMOUTH NE30 4EZ
£350,000



4 BEDROOM MAISONETTE

- FOUR BEDROOM MAISONETTE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION WITH SEA VIEWS
- TWO SPACIOUS RECEPTION ROOMS
- CLASSIC KITCHEN
- MODERN BATHROOM WC
- DETACHED GARAGE
- SHARED REAR YARD
- EPC RATING D

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SHARED VESTIBULE
ENTRANCE HALLWAY
LANDING

RECEPTION ROOM ONE
16'2 x 15'4

RECEPTION ROOM TWO
16'2 x 14'9

KITCHEN
10'6 x 8'6

BEDROOM
11'7 x 6'6

SECOND FLOOR LANDING

BEDROOM
17'7 x 13'5

BEDROOM
15'3 x 7'9

BEDROOM
13'11 x 8'5

BATHROOM WC
10'10 x 6'8

GARAGE

SHARED REAR YARD

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This characterful maisonette is perfectly located in a highly sought after residential area and offers partial sea views. It boasts a wealth of modern features with period charm and is ideal for a range of buyers.

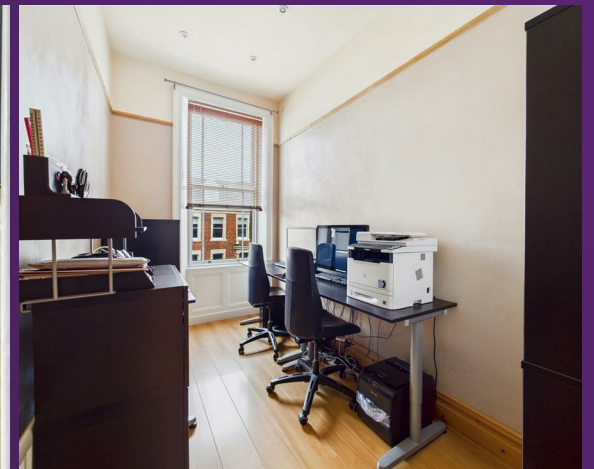
With over 1400 square feet of accommodation set over two floors, this charming property consists of shared vestibule and entrance hallway with stairs up to the first floor landing. There are two spacious reception rooms, a bedroom (currently used as a home office) and a classic kitchen benefitting from a range of units with contrasting worktops, integrated single oven and hob. To the top floor there are three bedrooms and a modern bathroom with free standing bath, walk in shower, pedestal wash basin and low level WC. There is also drop down ladder access to the loft which is boarded with power. Externally there is a shared rear yard with access to the detached garage.

The generous size 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.

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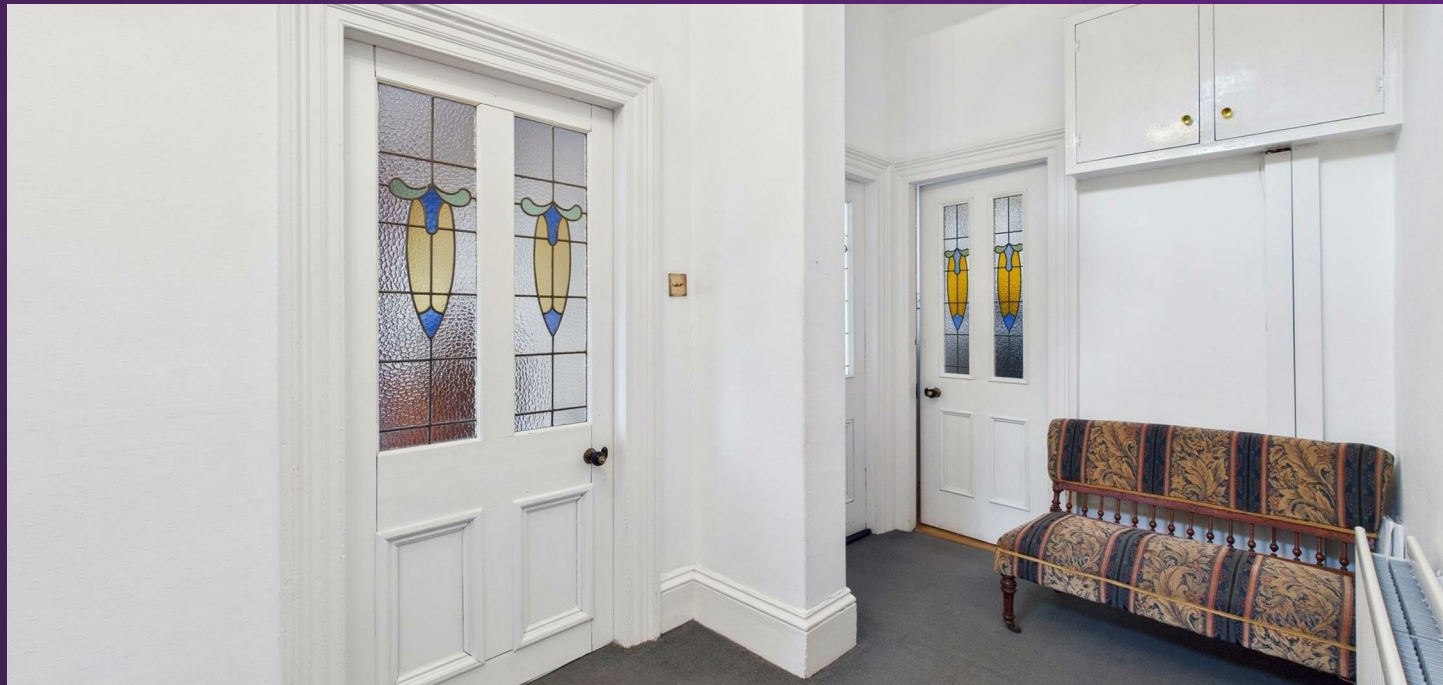
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SMOKE ALARMS

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		
(69-80) C		77
(55-68) D	66	
(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 CO ₂ 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 CO ₂ emissions		

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