





- Substantial Maisonette
- Four Bedroom Home
- No Onward Chain
- Large Main Reception Room
- Well Appointed Kitchen
- Covering Three Floors
- Stunning River Views
- Beautiful Period Features
- Bathroom & En Suite
- Handy Utility Area





\*\* Video Tour on our YouTube Channel | <https://youtu.be/nE-DuDbfNyk> \*\*

This Maisonette without a doubt really does have the "wow" factor. Spread over four floors and boasting stunning uninterrupted views of the River Tyne, this substantial period property will meet the needs of the buyer searching for a home with charm and character.

The general layout of the property comprises:- a private entrance hall with elegant tiled flooring, landing area, lounge/diner with bay window, log burner, and feature fire surround. There is a well-appointed kitchen area with fitted wall and floor units, a handy utility room, and a separate WC. To the second floor, there are three generous bedrooms and a three piece bathroom WC. On the third floor, you are presented with the fourth bedroom which offers an en-suite facility and eaves storage. There is also a sizeable and very usable area located to the landing. Externally there is a yard to the rear with outbuildings and access to the back lane.

The location of this property is without a doubt extremely central and you are within easy striking distance of most Tyneside centres. The exact location affords ease of access to the A19, the Tyne Tunnel, and the A1058 Coast Road so you have a direct route to the coast or Newcastle City Centre. There are also good links to public transport facilities which include prime bus routes and the Metro service; a great market is available in Tynemouth Metro station which has a huge array of products and foods. For the growing family, the property is well positioned for access to very well-regarded schools.

Living at the coast is a lifestyle choice, with a relaxed pace of life and access to a wonderful blue flag coastline. Please call our Coastal Experts on 0191 257 2000 for more information.

#### Tenure

The agent understands the property to be leasehold with a share of the freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*B\*



## The difference between house and home

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Lounge/Dining Room 15'3" x 23'3" (4.65 x 7.11)

Kitchen 14'10" x 14'2" (4.53 x 4.32)

Utility 11'11" x 7'8" (3.64 x 2.35)

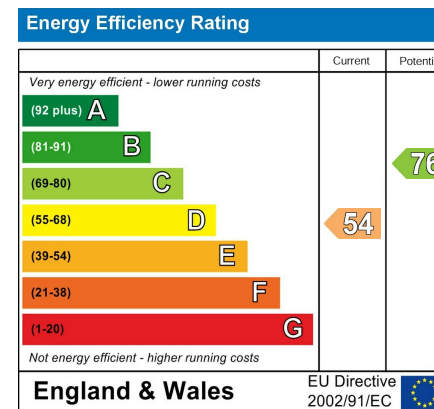
Bedroom One 15'7" x 15'10" (4.77 x 4.85)

Bedroom Two 14'10" x 8'6" (4.53 x 2.60)

Bedroom Three 15'3" x 7'8" (4.65 x 2.34)

Bedroom Four 16'4" x 13'4" (4.98 x 4.07)

Covid-19 Viewing Guidelines



Gosforth

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Newcastle

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High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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