





- **Ground Floor Flat**
- **Two Bedroom Home**
- **Superbly Presented Property**
- **Overlooking The Allotment**
- **Modern Kitchen/Bathroom**
- **Private Enclosed Yard**
- **Leasehold Property**
- **Great Starter Home**
- **Tynemouth Fringe**
- **Early Viewing Essential**





** Video Tours on our YouTube Channel |
<https://youtu.be/CaXv4dETM-w> **

When it comes to searching for a flat that ticks all the boxes, this superbly presented ground floor property is without doubt one to view! Offered for sale with the benefit of no upper chain.

The current owner has really maximised the potential that the property offers and has now created an enviable living space to be enjoyed. As you would expect from a quality home the property offers many key features such as modern gas central heating, double glazing, and a well-appointed kitchen with modern wall and floor units and integrated oven and hob. The general makeup of the property consists of an entrance hall, lounge, dining room, kitchen, two bedrooms; the main with a walk in bay window and there is a modern bathroom WC with three piece suite and shower over the bath. Externally there is a private enclosed yard to the rear.



The location of the property is very much in demand and is essentially owner occupied giving a true residential living experience. Very well located for access to amenities such as shops, schools and public travel links. You are within striking distance of the A1058 Coast Road and of course our award-winning blue flag beaches. The Metro service is also available and is some 15 minutes' walk away providing access to Newcastle City Centre and of course many main Tyneside locations.

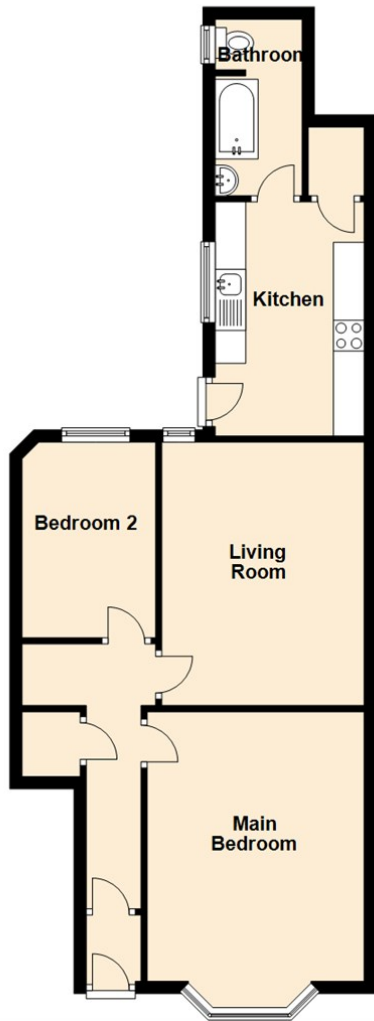
Interested parties are urged to arrange a prompt and essential internal viewing. please call 0191 257 2000 fore more information.

Tenure

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

Council Tax Band *A*

Ground Floor

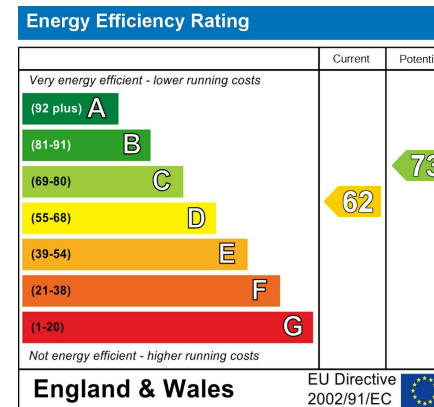


Living Room 14'1" x 12'2" (4.30 x 3.73)

Kitchen 12'6" x 7'11" (3.82 x 2.43)

Main Bedroom 14'5" x 11'7" (4.40 x 3.54)

Bedroom Two 10'5" x 7'1" (3.19 x 2.18)



The difference between house and home

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