





- Amazing Coastal Maisonette
- Three Bedroom Home
- Seconds Away From The Beach
- Private Garage
- Leasehold Property
- Delightful Main Reception Room
- Private Roof Terrace
- Contemporary Kitchen Area
- Ground Floor W/C & Separate Bathroom with Shower
- Council Tax Band \*C\*





If you are in the housing market for a quality coastal home that ticks all of the boxes, this superbly presented and sizable maisonette is without doubt a property that should be viewed as soon as possible. Offered for sale with the benefit of no upper chain.

The living space is very generous and very versatile and offers so much in the way for coastal living. Spread over three floors, the property is quite unique in layout. On the first floor you have a fabulous living room with period features, a great kitchen which has an industrial theme with shelving and floor units along with an island and there is a fully tiled bathroom WC with walk-in shower. There is also a bedroom on this floor and also access to a private roof terrace. From the first floor there is a stair case to the ground floor which offers up a utility room, WC and access to a garage. The second floor has a further two bedrooms; the main bedroom with ample storage. The stairway and landing wall have been stripped which has exposed the natural brick and makes for a great feature. Further benefits include double glazing and gas central heating; the property is warm and welcoming.

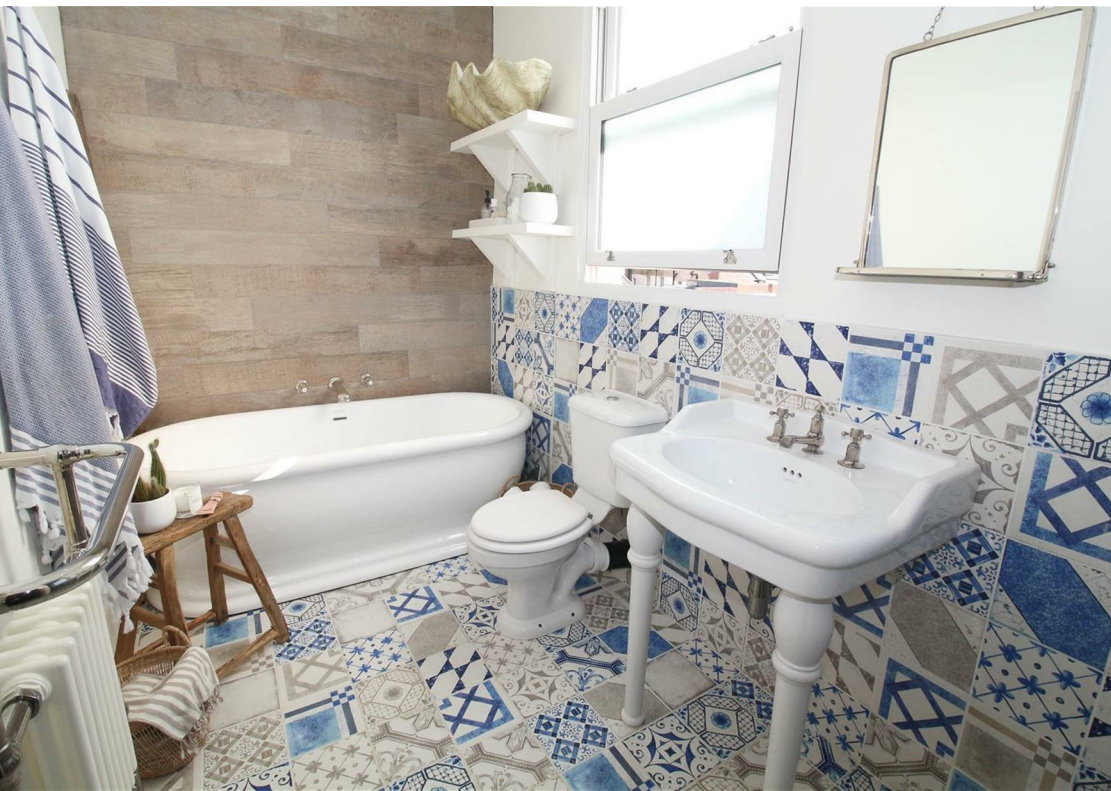
The location of the property is very much in demand and is essentially owner occupied giving a true residential living experience. Very well located for access to local amenities such as shops, schools and public travel links. You are within easy striking distance of the A1058 Coast Road and of course 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 many main Tyneside centres.

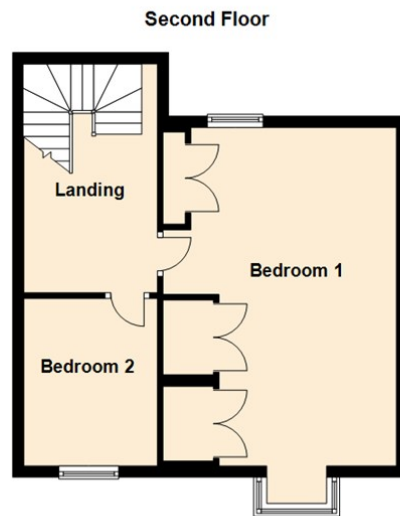
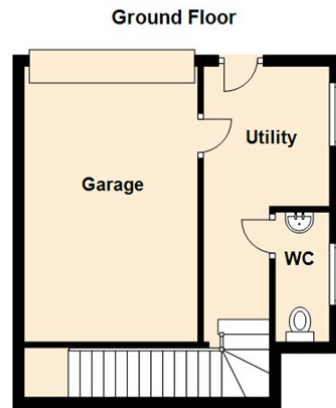
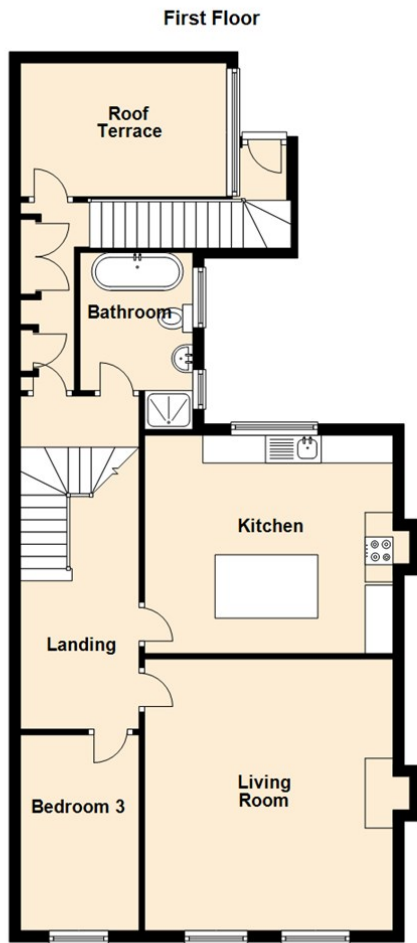
Interested parties are urged to arrange a prompt and essential internal viewing. Don't delay. Please call our Tynemouth branch on 0191 257 2000.

#### Tenure

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

Council Tax band \*C\*.





Living Room 16'0" x 14'7" (4.88 x 4.46)

Kitchen 12'10" x 14'7" (3.92 x 4.46)

Utility Room 16'2" x 7'5" (4.95 x 2.27)

Bedroom One 19'11" x 13'8" (6.08 x 4.19)

Bedroom Two 9'10" x 8'3" (3.01 x 2.54)

Bedroom Three 11'6" x 6'11" (3.52 x 2.13)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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