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- First Floor Flat
- Immaculately Presented
- Early Vacant Possession
- Well Appointed Kitchen
- Great Starter Home
- Three Bedroom Home
- Private Rear Yard
- Double Glazed Windows
- Leasehold Property
- Viewing Essential





\*\* Video Tour on our YouTube Channel | <https://youtu.be/U-rgmWbt2MY> \*\*

This three bedroom first floor flat will appeal in particular to first time buyers looking to purchase a home which is very much ready to move into.

The property is very well presented and briefly comprises:- entrance lobby, landing, lounge, three bedrooms; the main with a bay window, kitchen with fitted units, shower room WC and also has the added bonus of a private yard to the rear. The accommodation is bright and airy, offers very generous living space, is heated with gas central heating, and also has UPVC double glazed windows.

The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by so you have a direct route to the coast or Newcastle City Centre. There are good links to public transport facilities which include prime bus routes and the Metro service.



Living at the coast is a lifestyle choice, with a relaxed pace of life and access to a wonderful blue flag coast line. A great market is available in Tynemouth Metro Station which has a huge array of products and food.

For more information and to arrange a viewing, please call our Tynemouth office on 0191 257 2000.

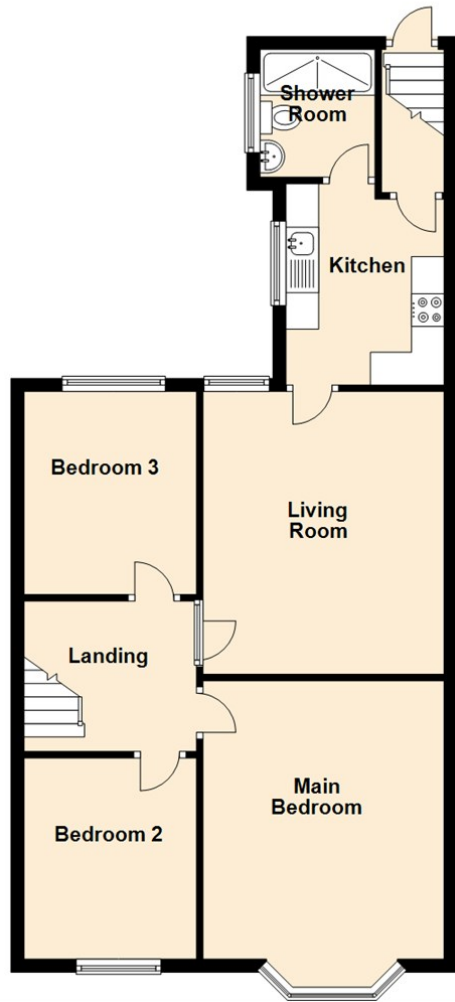
#### Tenure

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

Council Tax band \*A\*



**First Floor**



Living Room 14'2" x 12'1" (4.33 x 3.69)

Kitchen 10'1" x 7'11" (3.08 x 2.42)

Main Bedroom 13'11" x 12'1" (4.26 x 3.69)

Bedroom Two 10'1" x 8'7" (3.08 x 2.64)

Bedroom Three 10'2" x 8'7" (3.11 x 2.64)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**The difference between house and home**

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