

# SIGNATURE


## NORTH EAST

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 Front Street, Tynemouth NE30 4BX



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**£499,950**

A rare opportunity has arisen to the market to acquire this beautifully presented two-bedroom maisonette, idyllically positioned within the highly sought-after coastal town of Tynemouth. A unique feature of this property is the far-reaching views from both the front and rear windows, with rear views over the River Tyne and along the coastline of South Shields. Equally stunning views from the front look out over King Edwards bay. Built in the 1850's the property is situated within a Grade II listed building and showcases stunning contemporary features with neutral décor that complement original traditional features. The property was fully refurbished in 2016 and provides an excellent opportunity to purchase a unique property on the doorstep of the Priory Castle and the many amenities of the enviable Tynemouth.

The property begins with access to a welcoming hallway, providing access to both principal rooms of the ground floor and to the first-floor landing via the staircase. The ground floor of the maisonette boasts a bright and spacious living room, with two tall windows which flood the room with an envious amount of natural light. Next, to the living room is the stunning dining kitchen with three large windows overlooking Tynemouth front street and the clock tower. The kitchen was installed in 2016 by Morpeth Kitchens and includes a full array of high-end appliances and plenty of storage space, all neatly disguised to provide a minimalist contemporary design.

To the first floor of the property, there are two impressive double bedrooms, one of which with fitted storage space and both showcasing tasteful decor. To complete this home is the luxury four-piece bathroom with underfloor heating and a separate bath and shower unit.

Externally, there is an extensive, well maintained communal garden with planted borders and paved sitting areas. The property is also within walking distance of the seafront and Priory Castle. The garden is maintained weekly.

Tynemouth is one of the most prestigious and highly desirable areas in the North East. Located at the mouth of the River Tyne, it has excellent road and rail links to the centre of Newcastle, as well as an elite selection of shops and restaurants. The village itself is now a conservation area mostly comprised of buildings from the 18th and 19th century, creating a beautiful historic charm.

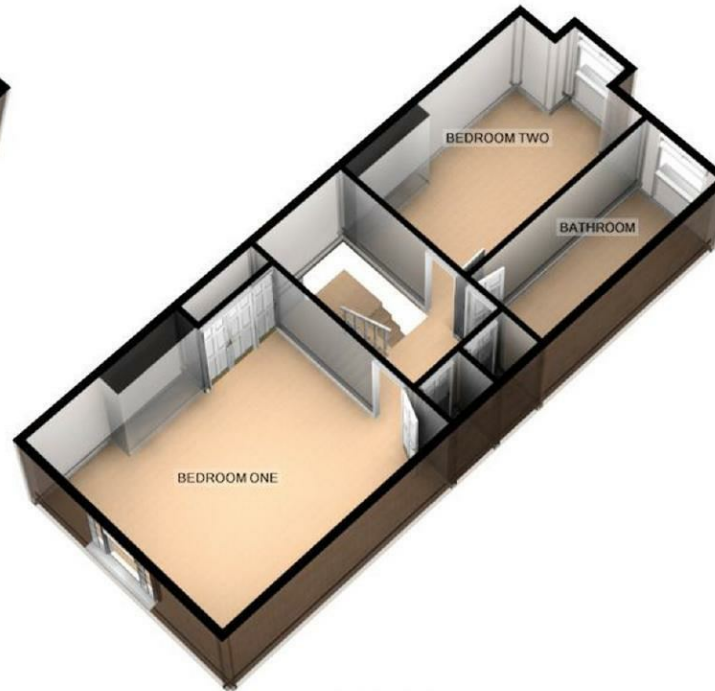


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



GROUND FLOOR



FIRST FLOOR

FRONT STREET, TYNEMOUTH

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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## Measurements:

LIVING ROOM  
16'7" x 16'7"

DINING KITCHEN  
20'8" x 16'4"

BEDROOM ONE  
15'3" x 14'8"

BEDROOM TWO  
13'11" x 10'9"

BATHROOM  
13'11" x 5'9"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC











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