



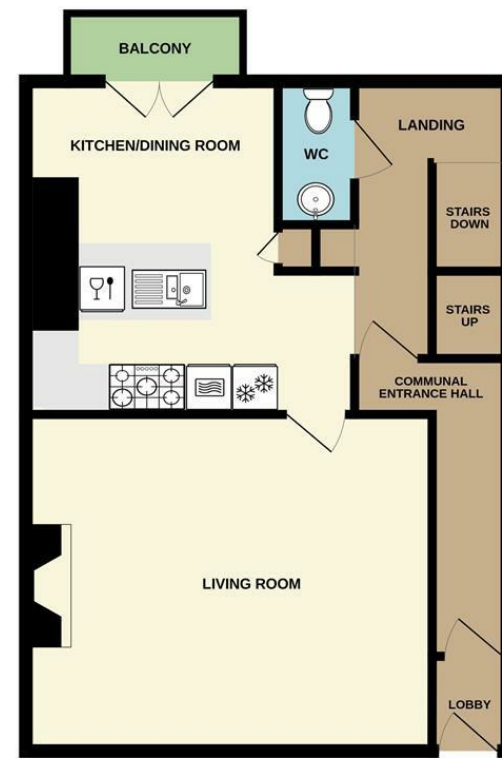
# Tynemouth Place, Tynemouth



BASEMENT



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £425,000

## Description

ATTRACTIVE THREE BEDROOM MAISONETTE  
SITUATED IN THE HEART OF TYNEMOUTH VILLAGE -  
NO UPPER CHAIN

Wonderful opportunity to acquire this attractive three bedroom maisonette situated within this sought after area of Tynemouth. Boasting period features, high quality newly fitted kitchen and bathroom as well as a balcony, private yard and garden. Must be seen!

Briefly comprising: Communal entrance leading to a private entrance lobby. The stunning living room features stripped floorboards, high ceilings, decorative coving, sash window with original working shutters, marble fireplace with slate hearth, multi-fuel stove and fitted bookshelves. The recently renovated kitchen/diner offers a sociable space with a stylish fitted kitchen, granite worktops and Amtico flooring. Integrated appliances include a Neff slide and hide oven, Neff microwave/combi oven, Smeg five ring gas hob, extractor fan, Bosch fridge/freezer and Bosch dishwasher. Beautiful French doors give access out to a newly constructed balcony, this offers additional outside space and from here you can see the sea across Priors Park. A separate W.C. and hand basin is located in the entrance lobby. To the lower ground floor are three bedrooms, two of which are very generous size doubles with the added benefit of the main bedroom having French doors opening out to the private yard. This room could also be utilised as a daytime living space as it benefits from the morning sun. The well appointed bathroom has been tastefully designed with high quality fixtures and fittings including Villeroy & Boch and Hansgrohe. There is a stylish freestanding bath, large separate walk in shower which has two shower heads and massage jets, under floor heating, vanity unit housing a hand basin and a dual fuel heated towel rail. A handy built in cupboard houses a washing machine and tumble dryer. Externally to the rear is a pleasant private yard and to the front is a garden laid mainly to lawn.

Ideally located in the heart of the village centre and a short walk away from the award winning Long Sands beach which offers an idyllic location for surfing and other outdoor activities. Tynemouth has excellent links to Newcastle city centre including the Metro station close by. The village has a great choice of shops, restaurants and is host to a weekend market.

## Communal Entrance

### Entrance Lobby

### Living Room

17'8" x 14'8"

### Kitchen/Diner

15'7" x 14'6"

### W.C.

### Bedroom One

16'5" x 14'4"

### Bedroom Two

14'6" x 12'7"

### Bedroom Three

10'7" x 7'3"

### Externally

Externally to the rear is a pleasant private yard and to the front is a garden laid mainly to lawn.

