



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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FLAT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C	68	
(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	

# Priors Terrace, Tynemouth



### 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.

Auction Guide £399,990

## Description

### \*\*\*AUCTION PROPERTY\*\*\*

This property is for sale by the Modern Method of Auction representing an excellent investment opportunity.

DECEPTIVELY SPACIOUS THREE BEDROOM DOUBLE FRONTED GARDEN APARTMENT WITH GARAGE SITUATED WITHIN THIS HIGHLY SOUGHT AFTER AREA IN TYNEMOUTH VILLAGE

Wonderful opportunity to acquire this charming three bedroom garden apartment which is conveniently situated in the centre of Tynemouth Village whilst enjoying a peaceful location. Boasting generously proportioned accommodation, two bathrooms, garage and a shared front garden and rear yard. This property is for sale by the Modern Method of Auction representing an excellent investment opportunity.

Briefly comprising: Private entrance vestibule to a hallway. The open plan living/dining area is a fantastic space which boasts a large bay window offering views over the front garden, beautiful fireplace with a gas fire and a step up to the dining area. Double doors lead to a good size kitchen/breakfast room with fitted wall and base units, a handy utility room offers additional storage and plumbing for a washing machine. A door gives access out to the shared yard as well as a door to the garage.

The main bedroom is extremely generous in size and features an attractive bay window to the front, double doors lead to a large en-suite bathroom comprising a corner bath, separate shower, hand basin and W.C. There are two further bedrooms, one of which benefits from an en-suite shower room with hand basin and W.C. There is a room which can be utilised as a storage room or home office and a separate W.C. accessed from the hallway.

Externally to the rear is a shared yard and to the front are well maintained communal gardens.

Situated in the heart of Tynemouth whilst benefitting from a peaceful location, this property is within easy access of the award-winning Long Sands beach and King Edwards Bay. Tynemouth Front Street is also a short walk away offering a selection of elite shops and restaurants, as well as the local Metro transport link into Newcastle City Centre and other coastal towns. There is residents parking.

## Private Entrance Vestibule

### Living Room

24'10" x 16'6"

### Dining Area

19'10" x 9'8"

### Kitchen/Breakfast Room

15'9" x 11'8"

### Utility Room

8'10" x 8'8"

### Bedroom One

23'2" x 18'3"

### En-suite

12'1" x 10'4"

### Bedroom Two

10'9" x 9'1"

### En-suite

7'7" x 5'10"

### Bedroom Three

15'10" x 6'9"

### W.C.

### Study/Storage Room

9'8" x 6'7"

### Externally

To the rear is a shared yard and to the front are well maintained communal gardens.

