



Huntingdon Place, Tynemouth



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | 77 | |
| (69-80) C | | | |
| (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.

Price Guide £399,950

Description

STYLISH TWO BEDROOM LOWER MAISONETTE SITUATED WITHIN THE HEART OF TYNEMOUTH VILLAGE

Wonderful opportunity to acquire this spacious two bedroom maisonette which is conveniently located close to amenities in Tynemouth Village. Boasting stylish interiors, open plan living and a small outside terrace.

Briefly comprising: Private entrance vestibule with a storage cupboard. The open plan kitchen/diner offers a generous amount of space with a good range of fitted wall and base units including a peninsula for seating. Integrated appliances include an extractor fan and fridge/freezer. The living room has French doors opening out to a small private terrace. A separate W.C. and hand basin is accessed off the kitchen/diner. To the first floor are two bedrooms, one of which is particularly generous in size with two full height windows and an attractive fireplace. The other benefits from fitted wardrobes. The modern bathroom comprises a bath, separate walk in shower, hand basin and W.C. Externally to the rear is a private terrace.

Ideally located within the heart of Tynemouth Village and a short walk away from the award winning Long Sands beach and King Edward's Bay 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.

Private Entrance Vestibule

Kitchen/Diner

24'0" x 18'5"

Living Room

18'3" x 15'2"

W.C.

Bedroom One

19'1" x 15'8"

Bedroom Two

12'8" x 8'2"

Bathroom

8'11" x 7'3"

Externally

To the rear is a private terrace.

Tenure

Leasehold

