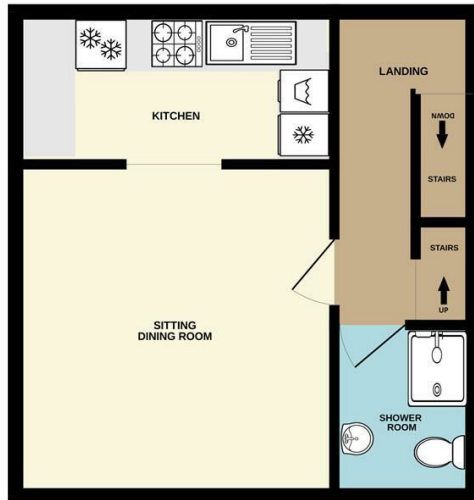




# Percy Park Road, Tynemouth

FIRST FLOOR



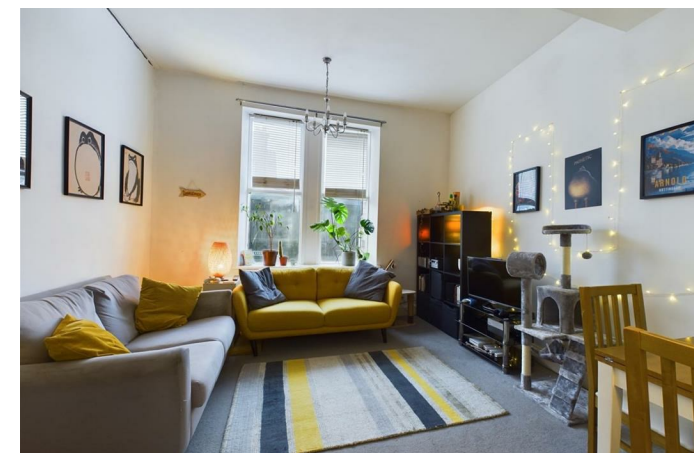
2ND FLOOR



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		
(55-68)	D	58	
(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.

Auction Guide £155,000



## Description

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

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

TWO BEDROOM MAISONETTE WITH PLANNING PERMISSION FOR NEW DORMERS AND ENLARGED VELUX + JULIETTE BALCONY (PLANS AVAILABLE ON REQUEST) & A RARE OPPORTUNITY TO PURCHASE WITH THE FREEHOLD, 2 BED + EN-SUITE CONFIGURATION, CENTRALLY LOCATED WITHIN TYNEMOUTH VILLAGE OFFERED WITH NO UPPER CHAIN!

We welcome to the sales market this two bedroom maisonette which offers good size accommodation conveniently located within the heart of Tynemouth village close to amenities, Long Sands Beach and the Metro station. Planning permission in place for alterations to existing front dormer window, addition of a Velux window to the front and a Juliette balcony to the rear which will offer sea views. Wonderful opportunity for a range of buyers including buy to let investors.

This property is for sale by the Modern Method of Auction starting price £155,000 plus reservation fee.

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Briefly comprising: Private entrance hallway with stairs to the first floor. The living room overlooks the front of the property with an opening to the kitchen which has fitted wall and base units including a gas hob, electric oven and extractor fan. The shower room consists of a step in shower, hand basin and W.C. To the top floor are two double bedrooms.

Ideally located close to the village centre and a stone's throw 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.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the `Reservation Period`). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## Private Entrance

### Living Room

12'11" x 12'3"

### Kitchen

11'8" x 6'4"

### Shower Room

6'8" x 5'7"

### Bedroom One

18'1" x 11'2"

### Bedroom Two

11'6" x 7'9"

