



SECOND FLOOR

TOP 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		80
(69-80)	C		
(55-68)	D	53	
(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.

Asking Price £365,000



## Description

SPACIOUS TWO BEDROOM MAISONETTE SPANNING THE TOP TWO FLOORS OFFERING WONDERFUL VIEWS SITUATED WITHIN THIS HIGHLY SOUGHT AFTER AREA IN TYNEMOUTH - NO UPPER CHAIN

We are delighted to bring to the market this well presented two bedroom maisonette which is conveniently situated in the heart of Tynemouth Village whilst benefitting from a quiet location. Boasting spacious accommodation set over two floors, fantastic views over Priors Park towards the sea and the Mouth of the Tyne.

Briefly comprising: Communal entrance with stairs to the first floor. Private hallway with stairs to a bright and airy landing leading to the kitchen/diner. This well proportioned room has fitted wall and base units which includes an integrated gas hob, electric oven, extractor fan, freezer, fridge and washing machine. A door from the kitchen gives access out to the fire escape stairs. There are two bedrooms on this floor which both offer lovely views over Priors Park and the sea beyond. The bathroom comprises a bath, shower over, hand basin and W.C.

To the top floor is a generous sized living room which offers stunning dual aspect views to the front over Priors Park and the Mouth of the Tyne, and to the rear down the River Tyne and towards South Shields. This top floor room was originally two separate bedrooms, whilst the main bedroom was the lounge. This layout could easily be reinstated to create a three bedroom maisonette if desired.

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.

## Communal Entrance

### Private Hallway

### Kitchen/Diner

15'6" x 12'9"

### Bedroom One

17'4" x 14'2"

### Bedroom Two

13'5" x 6'11"

### Bathroom

8'2" x 6'5"

### Living Room

25'2" x 18'9"

### Tenure

Leasehold

