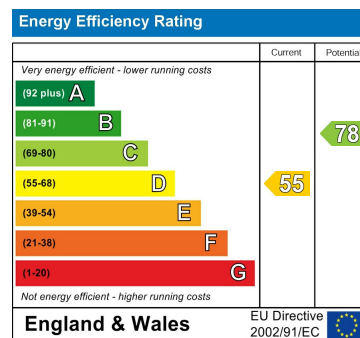




# Percy Gardens, Tynemouth



**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.

Offers Over £550,000

## Description

STUNNING THREE BEDROOM MAISONETTE SITUATED IN THE PRESTIGIOUS PERCY GARDENS OFFERING WONDERFUL VIEWS TOWARDS PRIORY CASTLE AND THE SEAFRONT

Beautifully positioned within this sought after area in Tynemouth, this property boasts many period features, spacious accommodation set over two floors, wonderful open views over the sea and Priory Castle. Must be seen to fully appreciate everything this home has to offer.

Briefly comprising: Secure communal entrance, stairs lead to the second floor to a private entrance hallway where there is solid oak flooring which flows throughout the majority of the property. Double doors lead to the impressive living room which offers breathtaking views over the private communal gardens and the sea beyond. This generously proportioned room boasts many period features which include high ceilings, decorative coving, ceiling rose and a marble fireplace housing a gas fire. The well equipped kitchen/breakfast room has a good range of fitted wall and base units, granite worktops and a central island providing storage and seating. Integrated appliances include a Belfast style sink, dishwasher, fridge, freezer, extractor hood and space for a Range oven. A utility room offers additional storage, plumbing for a washing machine and access to a separate W.C. The attractive staircase leads to the top floor landing giving access to all three double bedrooms, two of which have views to the front and benefit from a generous amount of eaves storage. The stylish bathroom benefits from under floor heating and comprises a free standing bath, separate walk in shower, hand basin and W.C. The landing has a loft hatch with a drop down ladder where there is a fully boarded loft space providing additional storage.

Percy Gardens is a highly regarded private residential street with gated access. It boasts beautiful communal gardens that offer plenty of outdoor space including a tennis court as well as seating areas that provide breathtaking sea views. 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.

### Communal Entrance

### Private Hallway

### Lounge/Diner

23'5" x 18'6"

### Kitchen/Breakfast Room

18'1" x 15'7"

### Utility Room

8'9" x 3'10"

### W.C.

### Bedroom

15'1" x 14'9"

### Bedroom

12'5" x 7'9"

### Bedroom

11'6" x 7'6"

### Bathroom

12'9" x 7'4"

### Externally

There are beautiful communal gardens that offer plenty of outdoor space including a tennis court as well as seating areas that provide breathtaking sea views.

### Tenure

Leasehold

