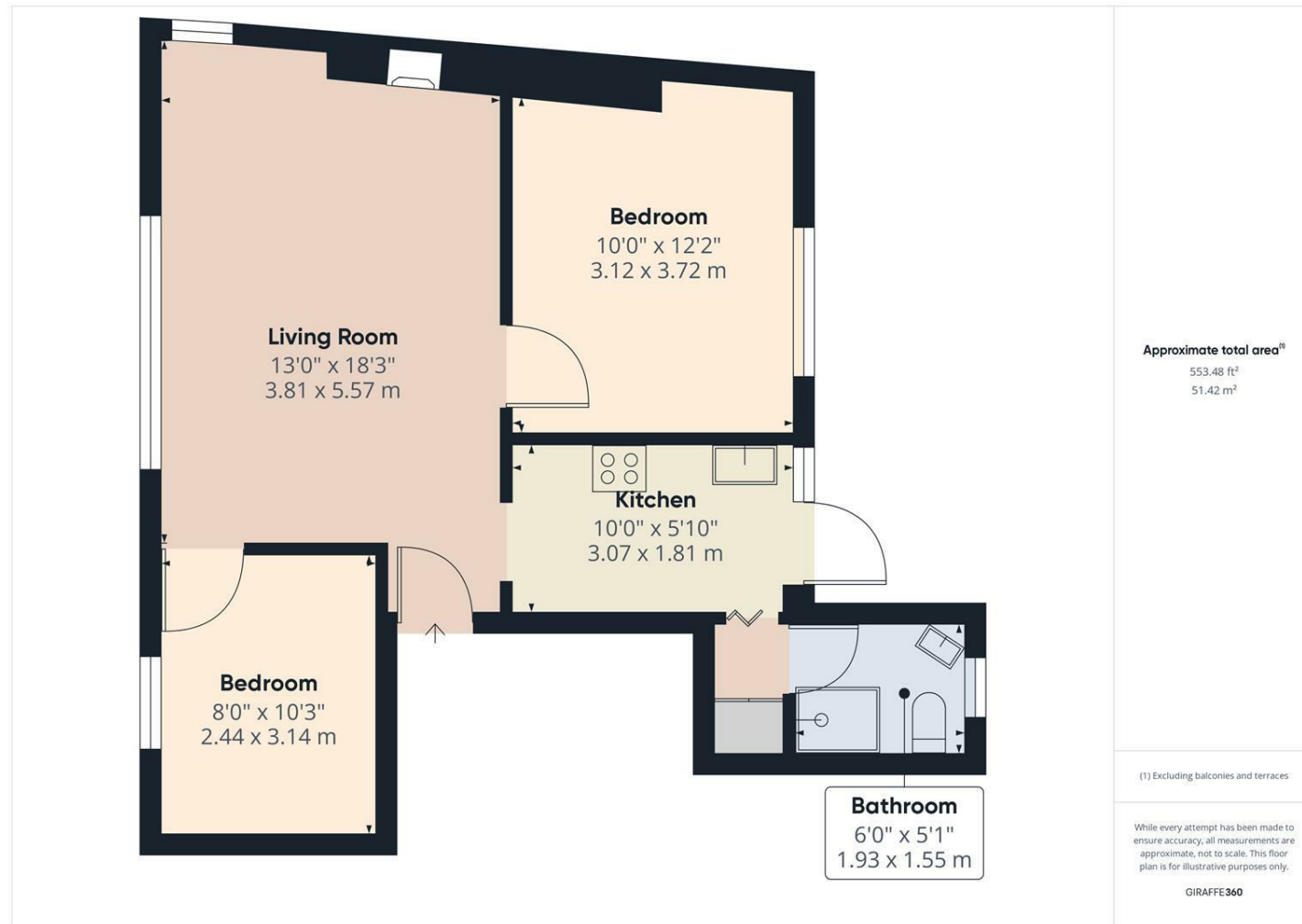




Hotspur Street, Tynemouth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		51	76
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 £220,000

Description

ATTRACTIVE TWO BEDROOM SECOND FLOOR FLAT
PERFECTLY LOCATED WITHIN THE HEART OF
TYNEMOUTH CLOSE TO AMENITIES AND THE SEAFRONT

Brannen & Partners are delighted to welcome to the market this well presented two bedroom second floor flat which is conveniently located close to amenities and the seafront in Tynemouth Village. Benefitting from modern interiors and open plan living, this flat must be seen to appreciate!

Briefly comprising: Secure communal entrance and stairs leading to the top floor. Entrance into a bright and spacious living room where there are two windows allowing plenty of light to fill the room and featuring a fireplace with an electric fire. The kitchen has fitted units and includes a gas hob, electric oven, extractor fan, fridge/freezer and washing machine. An inner lobby leads to the modern shower room which comprises a step in shower, hand basin, W.C. and heated towel rail. There are two double bedrooms to complete this attractive flat.

Externally to the rear is a shared yard.

Ideally located in the heart of Tynemouth Village and a stone's throw 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.

Secure Communal Entrance

Living Room
18'3" x 12'5"

Kitchen
10'0" x 5'11"

Shower Room
6'3" x 5'1"

Bedroom
12'2" x 10'2"

Bedroom
10'3" x 8'0"

Externally
To the rear is a shared yard

Tenure
Leasehold

