



Birtley Avenue, Tynemouth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	77
(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 £225,000

Description

BEAUTIFULLY APPOINTED THREE BEDROOM FIRST FLOOR FLAT SITUATED ON THIS POPULAR PEDESTRIANISED STREET IN TYNEMOUTH

We are delighted to welcome to the market this stunning three bedroom first floor flat close to amenities and Tynemouth Metro station. Offering a mix of modern interiors and some period features, stylish fitted shutters, column radiators and a private rear yard. Must be seen!

Briefly comprising: Private entrance hallway with stairs to the first floor landing. The living room is currently being utilised as a dining room where there are built in cupboards to the alcoves and a feature fireplace. The modern kitchen has fitted wall and base units which includes an electric hob, oven and extractor fan. An inner lobby gives access to a shower room comprising a step in shower, hand basin and heated towel rail, there is a separate W.C. A door from the kitchen leads to stairs down to the rear yard.

The main bedroom is being used as a living room which can easily be converted back to a bedroom. This spacious room boasts high ceilings, decorative coving and features a bay window with fitted shutters and a feature fireplace with an electric fire. There are two further bedrooms which both have fitted shutters.

Externally to the rear is a small private yard.

Ideally located in the heart of Tynemouth Village and a stone's throw away from the Metro station. Long Sands Beach and King Edward's Bay are close by 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.

Entrance Hallway

Living Room/Bedroom One
15'8" x 12'2"

Dining Room/Lounge
13'2" x 11'6"

Kitchen
10'6" x 6'9"

Shower Room
6'9" x 6'5"

W.C.

Bedroom Two
8'11" x 8'9"

Bedroom Three
6'10" x 6'6"

Externally

To the rear is a small private yard.

Tenure

Leasehold

