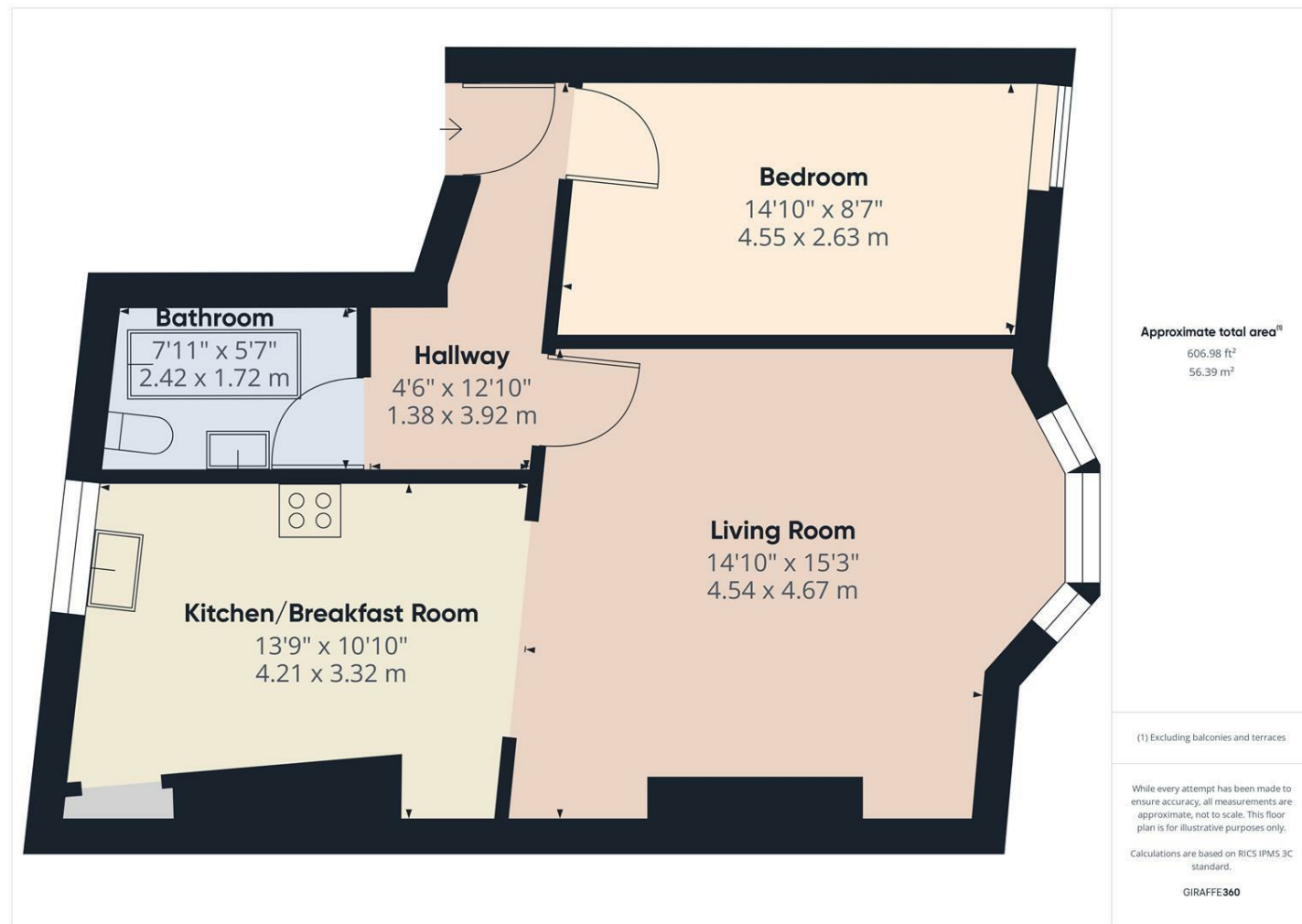
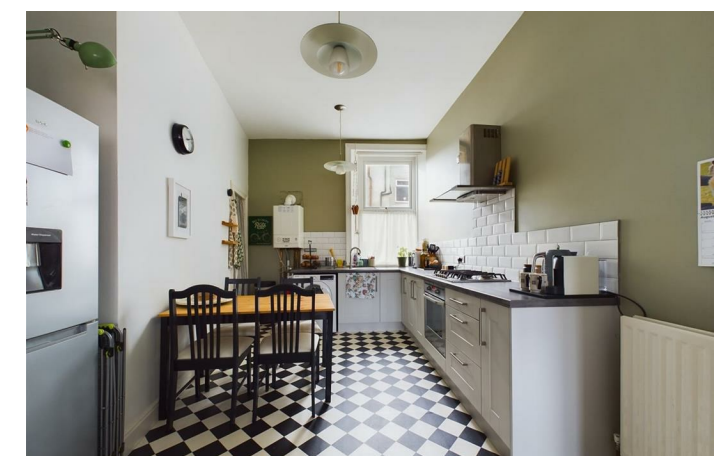




Front Street, Tynemouth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	74
(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 £155,000

Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS ATTRACTIVE ONE BEDROOM FIRST FLOOR FLAT SITUATED WITHIN THE HEART OF TYNEMOUTH VILLAGE OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this attractive one bedroom flat which is centrally located in Tynemouth Village. Boasting generous sized accommodation with high ceilings and some period features. Appealing to a range of buyers including first time buyers and buy to let investors.

Briefly comprising: Communal entrance with stairs to the first floor. The private hallway gives access to all rooms, the living room is generous in size featuring a bay window to the front which offers views down the Front Street towards the sea at Kind Edward's Beach and Priory Castle. An opening leads to the kitchen/breakfast room which is equipped with fitted wall and base units, integrated appliances include a five ring gas hob, electric oven and extractor fan. The double bedroom overlooks the front and the bathroom comprises a bath, shower over, hand basin and W.C. This property also benefits from a walk in storage cupboard which is located on the first floor communal landing.

Perfectly located within the heart of Tynemouth Village and a short walk 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.

Communal Entrance

Private Hallway

Living Room

15'3" x 14'10"

Kitchen/Breakfast Room

13'9" x 10'10"

Bedroom

14'11" x 8'7"

Bathroom

7'11" x 5'7"

Tenure

Leasehold

