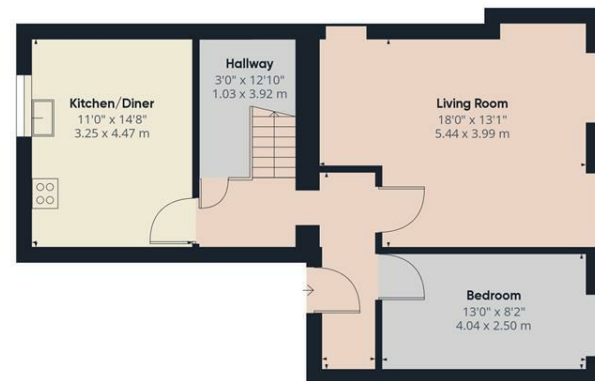




# Percy Park, Tynemouth



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 1210.94 ft<sup>2</sup>  
 112.5 m<sup>2</sup>

Reduced headroom  
 47.25 ft<sup>2</sup>  
 4.39 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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		73	80
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.

Asking Price £399,000



## Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS SPACIOUS FOUR BEDROOM MAISONETTE SITUATED IN TYNEMOUTH OFFERING FANTASTIC SEA VIEWS

Brannen & Partners welcome to the market this attractive four bedroom maisonette which is conveniently located close to the village centre and only a stone's throw from the award winning Long Sands Beach. Boasting generous sized accommodation set over two floors, modern kitchen/diner and wonderful sea views.

Briefly comprising: Secure Communal entrance with stairs to the second floor. The private entrance hallway benefits from a walk in storage cupboard and hand built shelving. The living room is well proportioned with two windows to the front, high ceilings, decorative coving and an inset gas fire. The well equipped kitchen/diner has modern fitted units and Silestone worktops, integrated appliances include a Neff five ring gas hob, Neff double oven, extractor fan, fridge/freezer and washing machine. The fourth bedroom is on this floor which is currently being used as a home office. To the top floor are three good sized bedrooms which all offer open views to the sea front and across the green, they also benefit from extra storage in the eaves. The stylish family bathroom comprises a bath, separate step in shower, hand basin and W.C.

Externally to the rear is a shared yard.

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.

### Secure Communal Entrance

### Private Hallway

### Living Room

17'10" x 13'1"

### Kitchen/Diner

14'7" x 10'7"

### Bedroom Four/Study

13'3" x 8'2"

### Bedroom One

14'11" x 13'9"

### Bedroom Two

11'6" x 7'9"

### Bedroom Three

13'5" x 7'3"

### Bathroom

13'1" x 7'0"

### Externally

To the rear is a shared yard.

### Tenure

Leasehold - share of freehold

