



 Jan Forster

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Priors Terrace | Tynemouth | North Shields | NE30 4BE

Price £250,000



- **Fist Floor Maisonette**
- **Open Plan Living**
- **Modern Kitchen**
- **Excellent Location**
- **Transport Links**
- **Well-Presented**
- **Two Bedrooms**
- **Beautiful Views**
- **Local Facilities**
- **Council Tax Band: A**





Jan Forster Estates are delighted to welcome to the sale market this well-presented maisonette, positioned on the ever-desirable Priors Terrace in Tynemouth. The property enjoys views towards the River Tyne and offers superb coastal living.

The accommodation is arranged over two floors and simply comprises to the ground floor: an entrance porch leading into a private hallway, two well-proportioned bedrooms, and a modern bathroom WC. To the first floor, the landing opens into an impressive open-plan living space, thoughtfully designed to combine a spacious lounge, dining area, and a contemporary kitchen. The kitchen is well-appointed with a range of wall and base units, integrated appliances, and a central breakfasting island, creating a stylish and sociable hub of the home.

The property is ideally situated in a highly sought-after coastal location, within walking distance of Tynemouth Priory and the picturesque King Edward's Bay, offering excellent opportunities for scenic walks and outdoor pursuits. A fantastic range of cafés, bars, restaurants, and local amenities can be found nearby in Tynemouth, creating a vibrant and desirable setting. The area is also well-served by excellent transport links, including nearby Metro station and key bus routes providing convenient access to surrounding coastal areas and Newcastle city centre.

Viewings are highly recommended to fully appreciate everything this property has to offer. To arrange your viewing or for further information, please contact our team on 0191 236 2070.

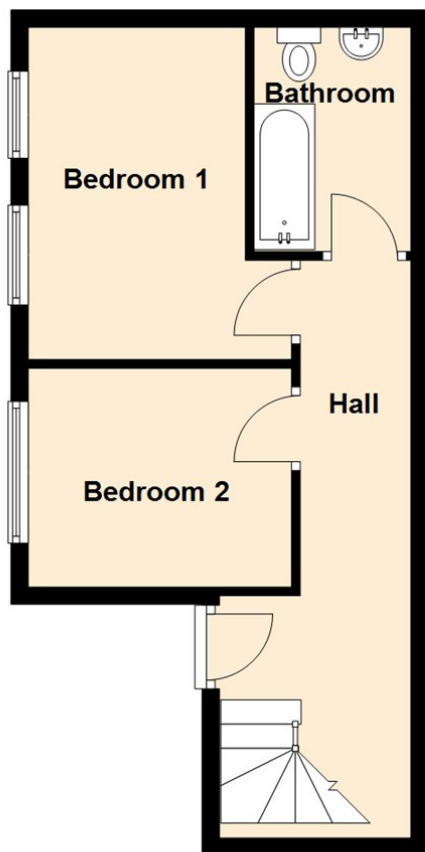
Tenure:

The agent understands the property to be leasehold; however, this should be confirmed with a licensed legal representative.

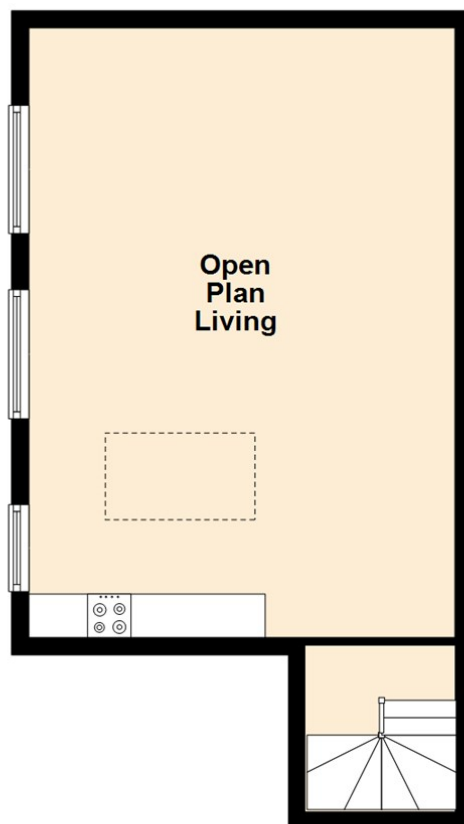
Council Tax Band: A



**Ground Floor**



**First Floor**



Open Plan Area 20'11" x 13'4" (6.39 x 4.08)

Bedroom One 13'0" x 8'2" (3.97 x 2.49)

Bedroom Two 10'0" x 9'5" (3.05 x 2.89)

## The difference between house and home

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| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | <b>70</b>                                                                                                     | <b>70</b> |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

**Contact Us: 0191 236 2070**

