







- Mid Terraced House
- Open Plan Kitchen
- Fantastic Location
- Double Glazing
- New Boiler
- Two Bedroom Home
- Freehold Property
- Council Tax Band \*B\*
- Gas Central Heating
- Private Yard







\*\* Video Tour on our YouTube Channel | <https://youtu.be/8gKly6FgLqo>  
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This charming mid terraced home which is positioned in a highly regarded and sought after Tynemouth street, offers the buyer a fabulous opportunity to modernise it in their own style, with generous accommodation which is ready to move into, with a brand new combi boiler installed in December 2024. Additionally, there is a private, west facing enclosed courtyard to the rear, which is a delightful sun trap on nice days.

Internally the general make-up of the property briefly comprises: - entrance lobby, hall, bright and airy lounge, open plan kitchen with fitted wall and floor units, and access to a handy utility room and ground floor WC. On the first floor you are presented with a generous family bathroom WC with separate shower cubicle and two double bedrooms. Externally there is a private yard to the rear. The property further benefits from gas central heating and double glazing.

Edith Street is in a fantastic position in Tynemouth, close to the Golf Course and Northumberland Park. This enviable location is only a short distance from Tynemouth Long Sands beach, and a fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. A great market is also available in Tynemouth Metro Station which has a wide variety of products and foods. The A1058 Coast Road is close by, so you have a direct route towards Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family, the property is well positioned for access to very well-regarded schools.

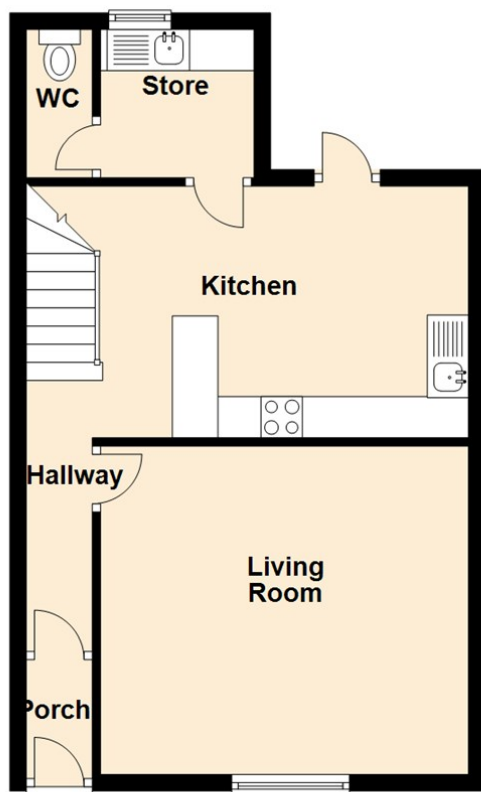
For more information and to book a viewing please call our branch on 0191 236 2070.

#### Tenure

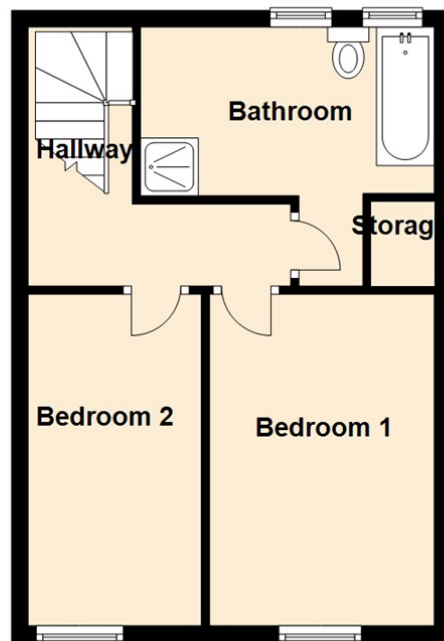
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*B\*

**Ground Floor**



**First Floor**



Living Room 13'0" x 14'7" (3.98 x 4.46)

Kitchen 10'0" x 17'7" (3.05 x 5.36)

Bedroom One 13'2" x 9'6" (4.02 x 2.91)

Bedroom Two 13'3" x 6'10" (4.05 x 2.10)

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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	



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