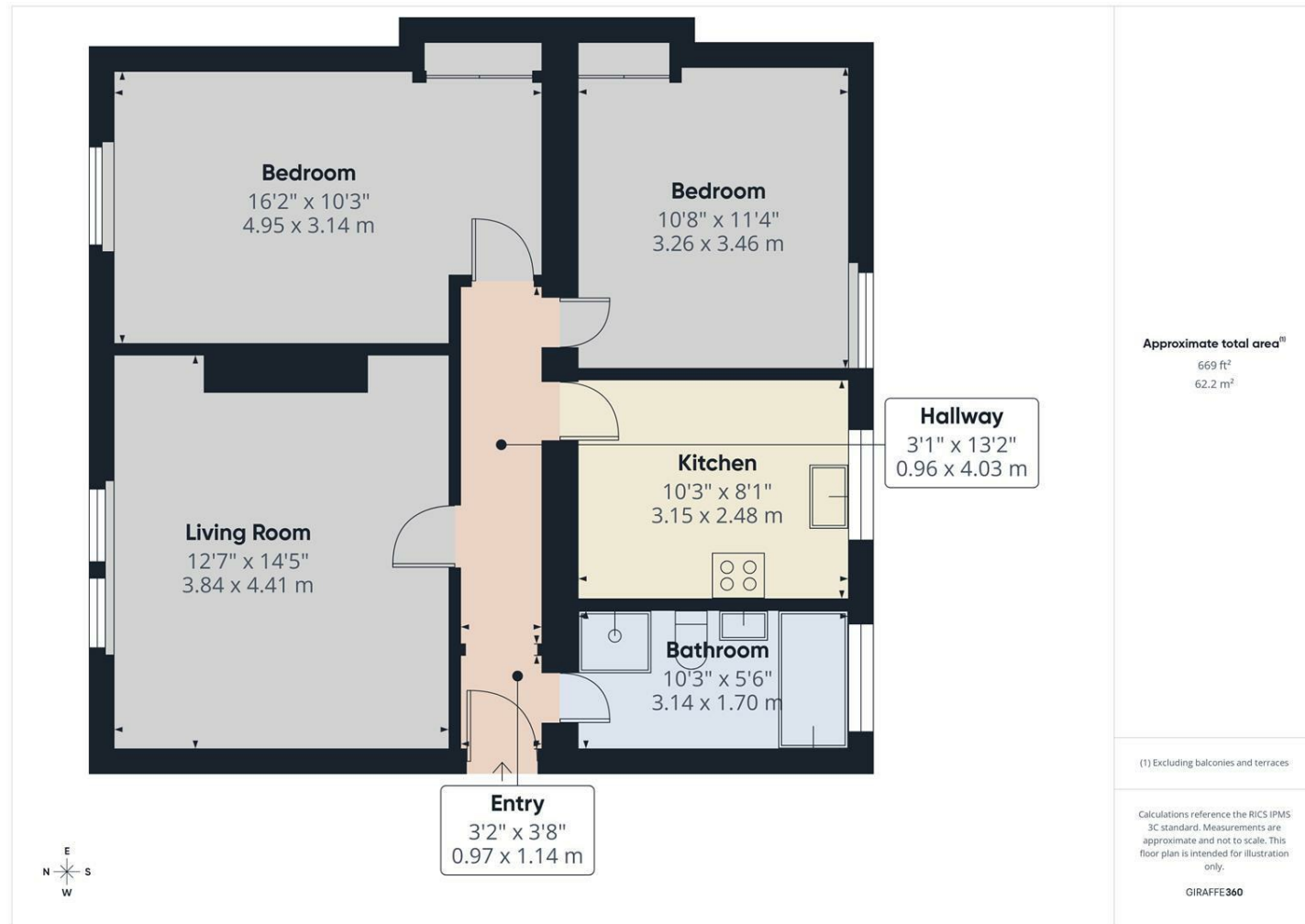
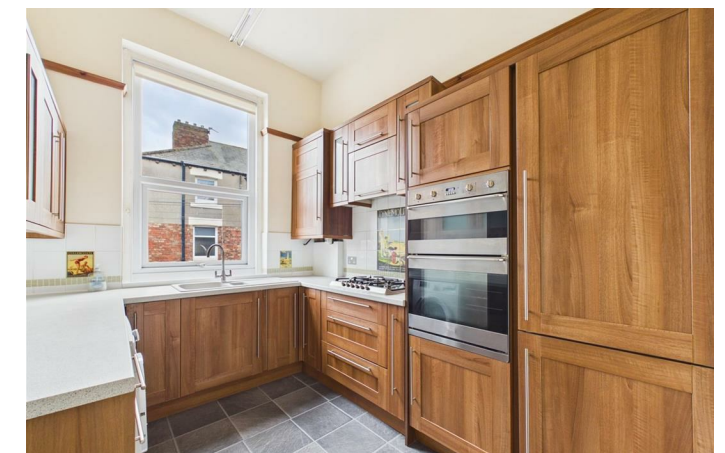




Stanwick Street, Tynemouth



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.

Offers Over £270,000

Description

WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT SITUATED CENTRALLY WITHIN TYNEMOUTH ONLY A STONE'S THROW FROM THE SEAFRONT - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the sales market this well proportioned two bedroom first floor flat located within this highly sought after area in Tynemouth. Boasting good sized accommodation, high ceilings, well equipped kitchen and shared yard.

Briefly comprising: Secure communal entrance with stairs to the first floor. The private hallway gives access to all rooms, firstly the living room offers a good sized room featuring high ceilings, decorative coving, picture rail, fireplace housing a gas fire and alcove storage with shelving. The well equipped kitchen has a good range of fitted wall and base units, integrated appliances include a Smeg double oven, five ring gas hob, extractor fan, fridge/freezer and plumbing for a washing machine.

There are two double bedrooms which both benefit from fitted wardrobes providing additional storage. Finally to complete this property is the bathroom, comprising a bath, separate shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a shared yard.

Located centrally within Tynemouth Village and just a stone's throw from the award-winning Longsands Beach, offering an idyllic setting for surfing and outdoor activities. Tynemouth benefits from excellent transport links to Newcastle City centre, including a nearby Metro station. The village offers a wide selection of shops and restaurants and hosts a popular weekend market.

Secure Communal Entrance

Private Hallway

Living Room

14'5" x 12'7"

Kitchen

10'4" x 8'1"

Bedroom One

16'2" x 10'3"

Bedroom Two

11'4" x 10'8"

Bathroom

10'3" x 5'6"

Externally

To the rear is a shared yard.

Tenure

Leasehold

