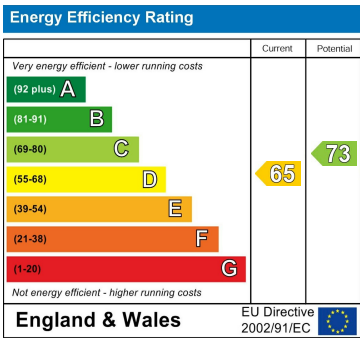




Hulne Avenue, Tynemouth



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 £225,000

Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT SITUATED WITHIN THIS SOUGHT AFTER AREA IN TYNEMOUTH

We welcome to the market this attractive two bedroom ground floor flat which is conveniently located close to the village and Metro station in Tynemouth. Boasting some period features, newly fitted kitchen, shower room, a generous sized yard offering off street parking and a garden to the front.

Briefly comprising: Private entrance vestibule to the hallway leading to all rooms. To the front is a generous sized double bedroom, currently being utilised as a reception room. Features include high ceilings, decorative coving, ceiling rose, bay window and a fireplace housing a gas fire. Overlooking the rear yard is the living room which gives access to the newly fitted stylish kitchen. Boasting a modern range of fitted wall and base units including an integrated Bosch oven, gas hob and fridge/freezer. The refurbished shower room comprises a step in shower, fitted vanity unit housing a hand basin, W.C. and a heated towel rail. A further double bedroom overlooks the rear yard.

Externally to the rear is a generous sized yard with a timber shed and newly installed garage doors offering off street parking if required. To the front is an enclosed private garden laid to lawn.

This property is ideally located close to the village centre and a stone's throw away from the Metro station offering fantastic links to Newcastle city centre and other coastal towns. Tynemouth village has an excellent choice of shops, restaurants and the award winning Long Sands beach which offers an idyllic location for surfing and other outdoor activities.

Private Entrance Vestibule

Hallway

Living Room
13'6" x 12'7"

Kitchen
10'5" x 7'8"

Shower Room
7'10" x 3'8"

Bedroom One
13'8" x 13'1"

Bedroom Two
10'2" x 8'1"

Externally

Externally to the rear is a generous sized yard with a timber shed and newly installed garage doors offering off street parking if required. To the front is an enclosed private garden laid to lawn.

Tenure

Leasehold

