





Brannen&Partners

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# Front Street, 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.

## Offers Over £425,000

## Description

RARE TO THE MARKET IS THIS UNIQUE THREE BEDROOM MAISONETTE WITH A GARAGE SITUATED WITHIN THE HEART OF TYNEMOUTH VILLAGE - OFFERED WITH NO UPPER CHAIN

Boasting period features and generous sized accommodation is this wonderful three bedroom, two bathroom maisonette including a garage, conveniently situated within the heart of Tynemouth Village. Benefitting from period features which includes high ceilings, attractive fireplace, and sash windows.

Briefly comprising: An entry staircase rises to the first floor split level landing, with a large window providing an abundance of natural light. The central L shaped landing gives access to the principal rooms of the first floor and incorporates integral storage. A door provides access to the fire escape.

The large and attractive lounge is positioned to the front of the property, and features impressive bay windows overlooking the front aspect, a decorative fireplace provides an attractive focal point.

The fitted kitchen comprises a range of wall and base units with work surfaces over, incorporating an integrated gas hob, oven and fridge freezer. A large window overlooks the rear aspect and provides excellent natural light.

A generous double bedroom positioned to the front of the property, features a traditional sash window overlooking the front aspect with a useful built in storage cupboard.

A further double bedroom situated to the rear, also includes a sash window overlooking the rear aspect and a useful storage cupboard.

The bathroom offers a suite comprising a bath, WC and wash hand basin.

A separate shower room includes a shower cubicle with shower, wash hand basin and plumbing provisions for washing machine and tumble dryer.

Stairs rise to the second floor landing, providing access to the third bedroom and features two Velux windows, creating a bright and appealing space, together with useful eaves storage.

Externally, the property benefits from a garage providing valuable off street parking.

Perfectly located within the heart of Tynemouth Village and a short walk away from the award winning Long Sands Beach and King Edward's Bay 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.

**Entrance**
4'7" x 3'8"

**Landing**

**Bathroom**
7'8" x 5'3"

**Hallway**
8'2" x 7'11"

**Lounge**
20'8" x 18'8"

**Kitchen**
7'10" 6'1"

**Bedroom**
17'1" x 8'11"

**Bedroom**
12'11" x 11'9"

**Shower Room**
4'8" x 3'1"

**Landing**
7'3" x 3'1"

**Bedroom**
12'8" x 7'11"

**Tenure**
Leasehold

Term : 999 years from 1 January 1999

Share of freehold











