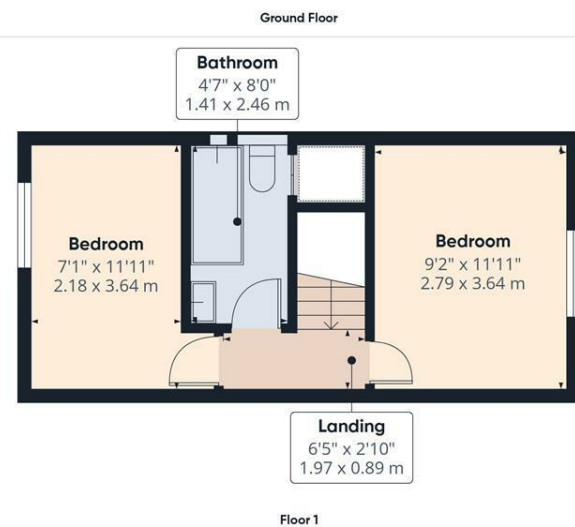
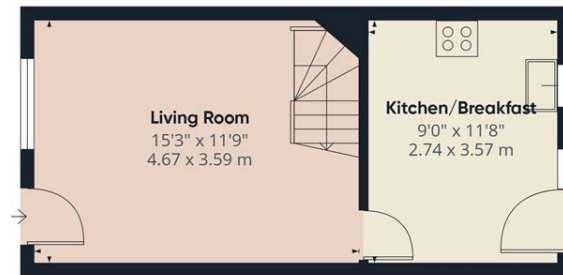




# Hazeldene Court, Tynemouth



Approximate total area<sup>(1)</sup>  
 544 ft<sup>2</sup>  
 50.5 m<sup>2</sup>

Reduced headroom  
 8 ft<sup>2</sup>  
 0.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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 £240,000

## Description

BEAUTIFULLY APPOINTED TWO BEDROOM MID-LINK PROPERTY TUCKED WITHIN THIS POPULAR DEVELOPMENT IN TYNEMOUTH

We are delighted to welcome to the market this stunning two bedroom mid-link home conveniently located close to Tynemouth Village and a short walk to North Shields Fish Quay. Boasting stylish interiors, kitchen/breakfast, modern bathroom, private rear garden and designated parking bay.

Briefly comprising: Entrance directly to the welcoming living room, offering views to the front and stairs leading to the first floor. Double doors offer access to the well-equipped kitchen/breakfast room, flooded with natural light due to the glazed door overlooking the rear garden. There are a good range of fitted wall and base units, integrated appliances include a gas hob, electric oven, fridge and plumbing for a washing machine.

To the first floor are two double bedrooms and stylish bathroom, comprising a bath with shower over, hand basin within a vanity unit, W.C. and heated towel rail.

Externally to the rear is a pleasant private garden laid to lawn with a paved patio and timber shed. To the front is a designated parking bay.

Positioned close to Tynemouth Village which is a highly sought after location with good local transport links and an excellent selection of local shops, cafes and restaurants. There are good schools within walking distance as well as the award winning Long Sands beach. The vibrant North Shields Fish Quay is only a short walk away offering a great selection of restaurants, bars and pleasant walks along the promenade.

## Entrance

**Living Room**  
15'3" x 11'9"

**Kitchen/Breakfast**  
11'8" x 8'11"

**Bedroom One**  
11'11" x 9'1"

**Bedroom Two**  
11'11" x 7'1"

**Bathroom**  
8'0" x 4'7"

## Externally

To the rear is a pleasant private garden laid to lawn with a paved patio and timber shed. To the front is a designated parking bay.

## Tenure

Freehold

