



# Argyle Street, Tynemouth



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



**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 £185,000

## Description

ONE BEDROOM TOP FLOOR FLAT SITUATED WITHIN THE HEART OF TYNEMOUTH VILLAGE OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this charming one bedroom top floor flat, only a stone's throw from the seafront and village centre. Benefitting from open plan living, integrated appliances and shared yard. Appealing to a range of buyers including first time buyers, downsizers or buy to let investors.

Briefly comprising: Secure communal entrance with stairs leading to the first floor. The private hallway has stairs up to the top floor where there is built in storage. Overlooking the front of the property is the open plan lounge/kitchen. Fitted wall and base units provide storage as well as integrated appliances which includes a gas hob, electric oven, fridge and a washing machine.

The bedroom is a double in size and the shower room comprises a step in shower, hand basin and W.C.

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.

## Communal Entrance

### Private Hallway

### Lounge/Kitchen

17'3" x 11'10"

### Bedroom

11'10" x 11'1"

### Shower Room

9'9" x 3'5"

### Externally

To the rear is a shared yard.

### Tenure

Leasehold

