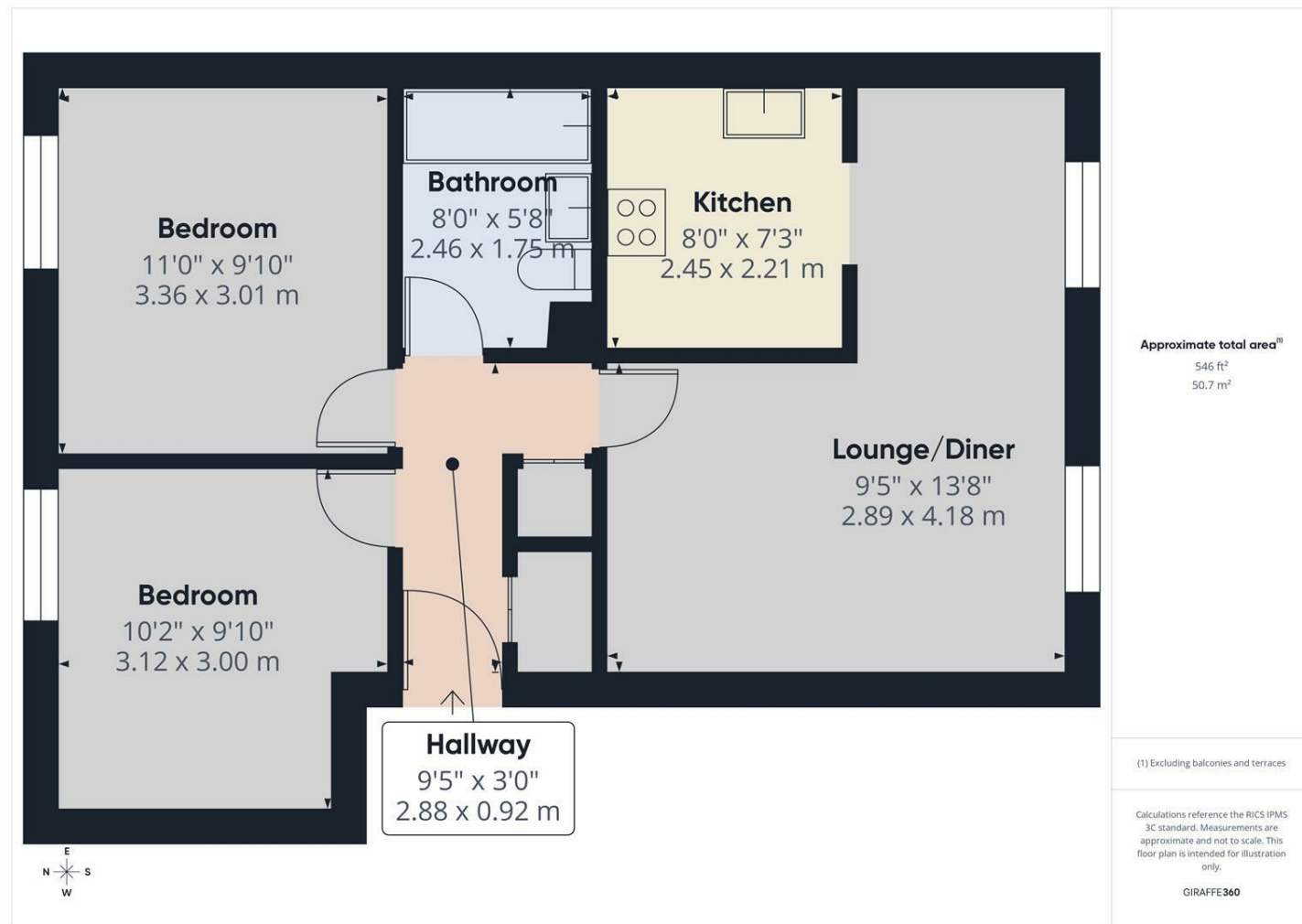
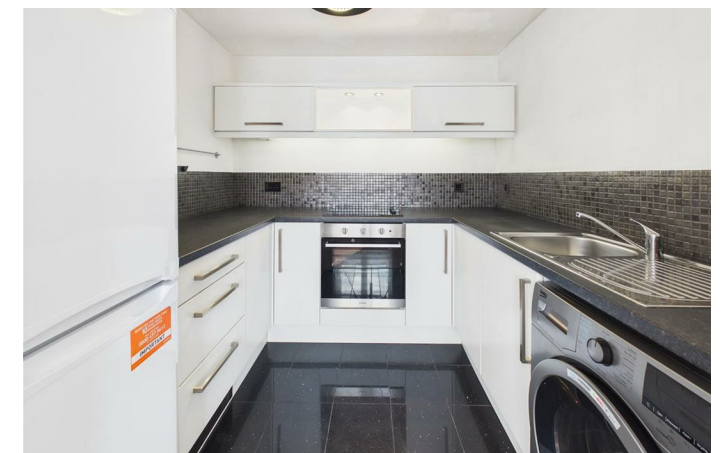




# Hazeldene Court, Tynemouth



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 74                      | 79        |
| (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 £150,000

## Description

WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT SITUATED WITHIN THIS POPULAR RESIDENTIAL DEVELOPMENT IN TYNEMOUTH - OFFERED WITH NO UPPER CHAIN

We welcome to the market this well presented two bedroom first floor flat situated within this popular development in Tynemouth. Benefitting from good sized accommodation, designated parking bay, well maintained communal gardens, conveniently located close to local amenities and a short walk to North Shields Fish Quay.

Briefly comprising: Secure communal entrance with stairs leading to the first floor. The private hallway accesses all rooms as well as benefitting from built in storage. The open plan lounge/diner offers a bright and airy space with two windows to the front. An archway leads to a well equipped kitchen, modern fitted units provide storage and integrated appliances include an electric hob and oven as well as a freestanding fridge/freezer and washer/dryer.

There are two double bedrooms and modern bathroom comprising a bath with shower over, hand basin and W.C.

Externally there are well maintained communal gardens and a designated parking bay along with additional visitor parking bays to the front.

Situated within this sought after development 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.

## Secure Communal Entrance

## Private Hallway

## Lounge/Diner

17'6" x 13'8"

## Kitchen

8'0" x 7'3"

## Bedroom One

11'0" x 9'10"

## Bedroom Two

10'2" x 9'10"

## Bathroom

8'0" x 5'8"

## Externally

Externally there are well maintained communal gardens and a designated parking bay along with additional visitor parking bays to the front.

## Tenure

Leasehold

