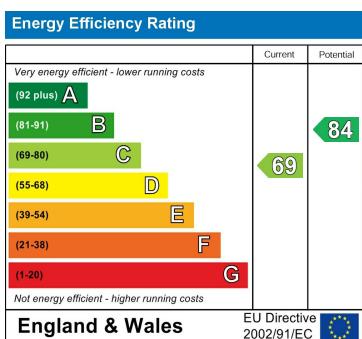




## Edith Street, Tynemouth



### 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.

**Price Guide £320,000**

## Description

BEAUTIFULLY APPOINTED TWO BEDROOM TERRACED PERIOD PROPERTY SITUATED WITHIN THIS SOUGHT AFTER AREA IN TYNEMOUTH - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this stylish and spacious two bedroom terraced property conveniently located close to local shops and amenities in Tynemouth. Boasting open plan living, modern interiors whilst maintaining period features, newly decorated throughout and a private yard.

Briefly comprising: Entrance vestibule to a welcoming hallway which features stripped floorboards, newly installed stylish column radiator and recently fitted stair carpet. The impressive open plan lounge/diner provides a generous amount of space with a dual aspect allowing plenty of light to fill the room. The living space to the front boasts decorative coving, high ceilings, new flooring and quality inset remote electric fire, an opening leads to the dining area which also has an attractive fireplace housing a log burning stove.

To the rear is the fitted kitchen with granite worktops and Belfast sink, integrated appliances include an induction hob, electric oven, extractor fan and space for a fridge/freezer. A handy utility room offers additional storage as well as plumbing for a washing machine, tumble dryer and access to a separate W.C. with hand basin. A door from the kitchen opens out to the rear yard.

To the first floor is a bright and airy landing leading to both double bedrooms and well proportioned bathroom which comprises a free standing bath, separate large walk in shower, hand basin within a fitted vanity unit, W.C. and two heated towel rails.

Externally to the rear is a private paved yard.

This property is ideally located close to the village centre and a short walk from the award winning Long Sands beach which offers an idyllic location for surfing and other outdoor activities. Tynemouth has good road links to Newcastle City centre as well as being close to the Metro station. The village has an excellent choice of shops, cafes and restaurants. Tynemouth Golf Club is only minutes away as well as the regenerated Northumberland Park.

### Entrance Hallway

**Living Room**  
14'3" x 11'9"

**Dining Room**  
11'1" x 10'2"

**Kitchen**  
11'5" x 7'4"

**Utility Room**  
5'6" x 5'1"

**W.C.**

**Bedroom One**  
13'6" x 10'9"

**Bedroom Two**  
13'4" x 6'10"

**Bathroom**  
10'2" x 9'7"

**Externally**  
To the rear is a private paved yard.

**Tenure**  
Freehold

