







- Popular Location
- Two Double Bedrooms
- Gas Central Heating
- Council Tax Band \*B\*
- Mid Terraced Home
- Close To Amenities
- Double Glazing
- Freehold Property







**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/ivxcnGnxTgY> \*\***

This lovely modern styled mid terraced house offers the buyer a great home close to Tynemouth Village and would be an ideal purchase for the first time buyer, young couple, or downsizer alike. Offered for sale with a realistic asking price as the property is in need of cosmetic updating.

The property which is available for immediate viewing briefly comprises to the ground floor:- open plan lounge with feature fireplace, kitchen with wall and floor units and access to a the rear garden. To the first floor, you are presented with two double bedrooms; the main with fitted wardrobes and there is a three piece bathroom WC. Further benefits include gas central heating and double glazing. Externally there is a communal lawn to the front and there is a garden to the rear.

The property positioned is in a great location and is only a few minutes walk from Tynemouth Metro Station. A fantastic variety of local amenities are also within easy reach on nearby Front Street and along the Fish Quay.

Please call our Tynemouth branch on 0191 257 2000 for more information and to book a viewing.

#### Tenure

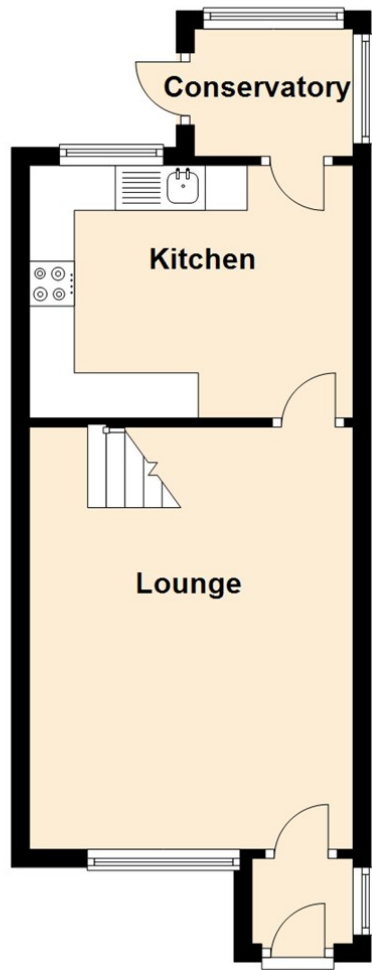
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

#### COVID-19 Guidelines

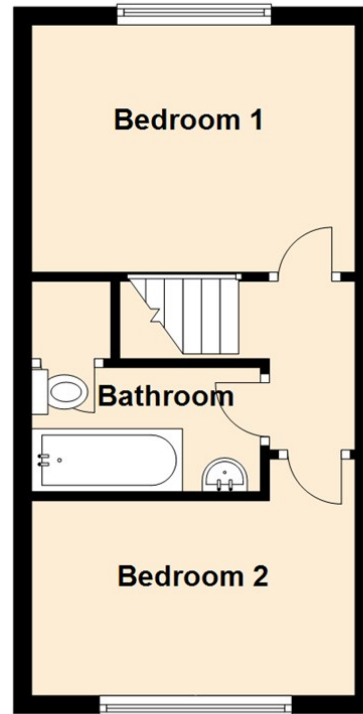
Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band \*B\*.

## Ground Floor



## First Floor



Lounge 15'5" x 11'9" (4.70 x 3.60)

Kitchen 9'2" x 11'9" (2.81 x 3.60)

Bedroom One 9'0" x 11'9" (2.75 x 3.60)

Bedroom Two 7'1" x 11'9" (2.17 x 3.60)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## The difference between house and home

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