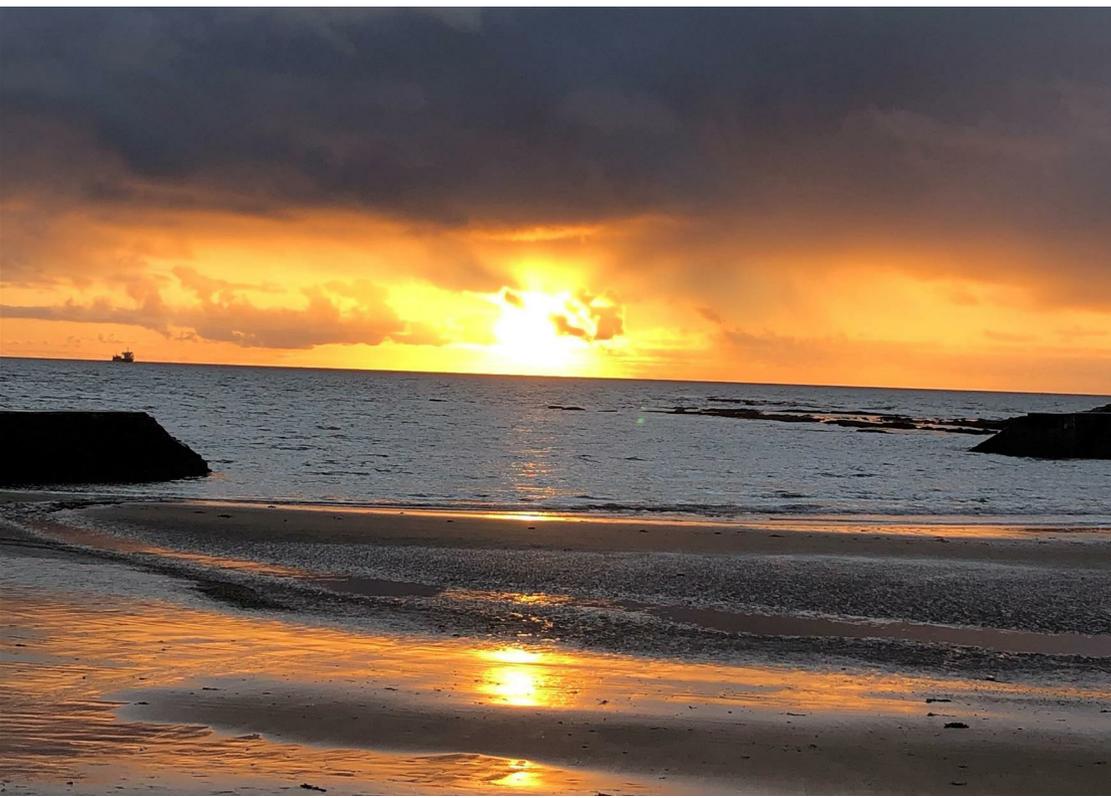






- **Ground Floor Flat**
- **Immaculately Presented**
- **Great Starter Home**
- **Shared Rear Yard**
- **Viewing Essential**
- **Two Bedrooms**
- **Coastal Position**
- **Council Tax Band \*A\***
- **Gas Central Heating**
- **Call For More Information**





With the benefit of immediate vacant possession, this delightful ground floor flat will appeal to the first time buyer and perhaps professional Landlord.

This property has been superbly improved throughout and offers very comfortable living space. Internally the property briefly comprises; entrance hall, lounge, two good-sized bedrooms, a well appointed kitchen, modern bathroom WC with storage and externally there is a shared yard to the rear. As you would expect the property is warmed with gas central heating and also boasts double glazing.

The location of this property is without doubt extremely central, and you are within easy striking distance of most Tyneside attractions. The Cullercoats area is a fabulous coastal location and we are seeing strong demand for property. The coastal position offers the discerning buyer a great lifestyle choice with access to all essential amenities. Living at the coast comes with the benefit with having stunning beaches on your doorstep. For the young family the property is well positioned for access to very well regarded schools.

In order to get a real feel for this home you should view the property as soon as possible. This will give you a much better understanding of how charming this property is.

We anticipate a high level of interest in this property. For more information and to arrange a viewing please contact our Tynemouth branch on 0191 257 2000.

#### Tenure

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

Council Tax band \*A\*.



**Ground Floor**



Living Room 10'10" x 12'11" (3.31 x 3.95)

Kitchen 10'3" x 7'8" (3.14 x 2.36)

Main Bedroom 12'3" x 13'5" (3.75 x 4.11)

Bedroom Two 13'11" x 7'9" (4.25 x 2.37)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**The difference between house and home**

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