







- Desirable Address
- Two Bedrooms
- Private Yard
- Close to Golf Club
- Council Tax Band \*A\*
- Ground Floor
- Superbly Presented
- Handy For Park
- Leasehold
- Call For More Information







This superbly presented, two-bedroom, ground floor flat will make an attractive purchase for the first time buyer looking to access the coastal market.

Donkin Terrace is an established street situated close to Northumberland Park and just on the outskirts of Tynemouth Village. A wealth of local amenities are within easy reach including cafes, bars and restaurants. Excellent road links offer a direct route towards Newcastle City Centre and there are good public transport facilities including prime bus routes and the Metro service.

The property briefly consists of an entrance hall with storage, lounge with feature fireplace, modern, well-appointed kitchen with fitted units providing ample storage, two good-sized bedrooms - the main with a bay window, a stylish bathroom WC with four-piece suite and there is a private yard to the rear with a decked area. As you would expect the property is warmed with gas central heating and also has double glazing.

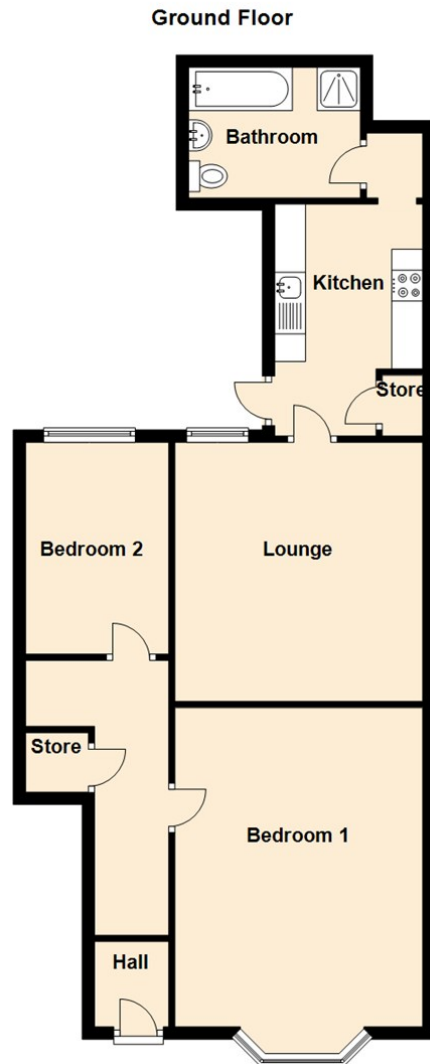
Living at the coast is a lifestyle choice, with a relaxed pace of life and access to a wonderful blue flag coastline. For more information and to book a viewing please call our sales office on 0191 257 2000.

#### Tenure

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

Council Tax band \*A\*.





Lounge 13'9" x 13'1" (4.20 x 4.01)

Kitchen 12'4" x 7'10" (3.76 x 2.40)

Bedroom One 16'11" x 13'1" (5.17 x 4.01)

Bedroom Two 11'3" x 7'7" (3.43 x 2.32)

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>	71	76
(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		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

## The difference between house and home

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