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- Modern Build Town House
- Excellent Location
- Secured Garage Area
- Contemporary Bathroom W/C
- Close To Golf Course
- Three Bedroom Home
- Open Plan Kitchen Lounge
- Modern Refitted Kitchen
- Double Glazed
- Utility Room



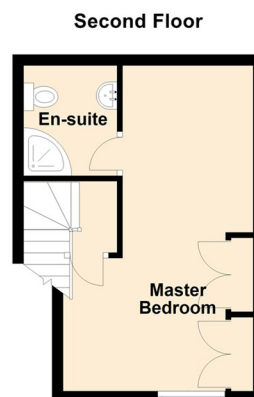
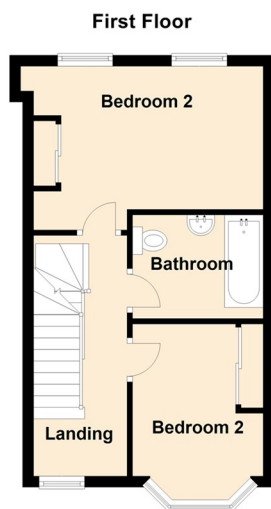
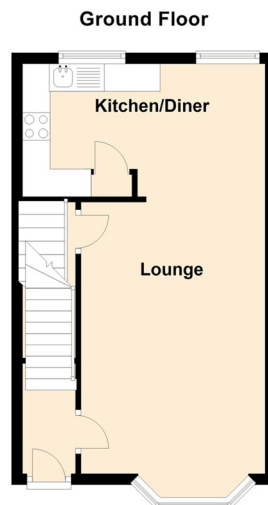
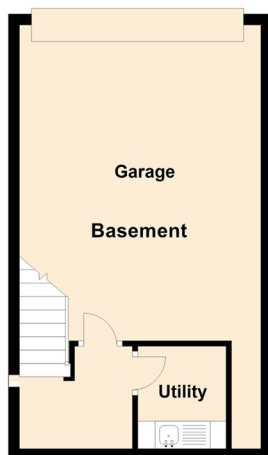


"LUXURY THREE BEDROOM TOWNHOUSE SITUATED CLOSE TO TYNEMOUTH VILLAGE"

Vendors comments..This is a great location to live in as you really do have everything on your door step. The house although modern has been sympathetically built and in character with surrounding period homes. Since we have been here we have transformed both the kitchen and the bathroom by updating again to a high standard creating great usable living space. We have also changed the parking facility which now is an enclosed and secured garage with power door."

Spread over four floors, this delightfully presented modern build town house will make a great purchase for the buyer looking for a home which is both central and offers great living space. On entering the property you have an entrance vestibule, lounge with bay window with an open aspect to the front. The kitchen is open plan and affords an updated range of wall and floor units along with appliances. On the first floor you have two bedrooms and a bathroom W/C. Second floor living offers the master bedroom with an en-suite facility. On the basement you now have a secured garage area and a utility section. The exact location affords ease of access to the A19 and the Tyne Tunnel along with award winning blue flag beaches. The A1058 Coast Road is also close by so you have a direct route to the coast or Newcastle City Centre. There is also a good links to public transport facilities which will include prime bus routes and of course the Metro Service. For the growing family the property is well positioned for access to very well regarded schools which you should fall within your catchment area. This property has been superbly improved and offers very comfortable living space. As you would expect the property is warmed with gas central heating and also boasts double glazing. In order to get a real feel for this home should view the property as soon as possible.





The difference between house and home

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Lounge 16'2" x 10'11" (4.93m x 3.34m)
 Kitchen/Diner 7'11" x 14'5" (2.41m x 4.40m)
 Utility 6'1" x 5'3" (1.86m x 1.60m)
 Master Bedroom 19'5" x 6'7" (5.91m x 2.00m)
 Bedroom 2 9'9" x 13'8" (2.97m x 4.16m)
 Bedroom 3 9'1" x 7'9" (2.76m x 2.37m)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	76	76
England & Wales		
	EU Directive 2002/91/EC	

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