

SIGNATURE

NORTH EAST

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📍 Percy Street, Tynemouth NE30 4HA

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Offers Over £440,000

A fantastic opportunity has arisen to the market to acquire this beautifully presented four bedroom terraced house, ideally positioned with the highly sought after area of Tynemouth and available for sale with no onward chain. This stunning property offers spacious living areas across three floors and modern decor throughout, creating the perfect family home.

The property begins briefly with a porch, leading to the hallway, which provides access to the principal rooms of the ground floor and the first floor landing via a staircase. The ground floor is comprised of a spacious, open plan living room/kitchen, which benefits from fitted wall, base and drawer units. The ground floor also offers a well presented study. To the first floor of the property there are three ample sized bedrooms and an attractive three piece family bathroom. To the second floor of the property there is a generously sized bedroom that benefits from a dressing room and a separate shower room.

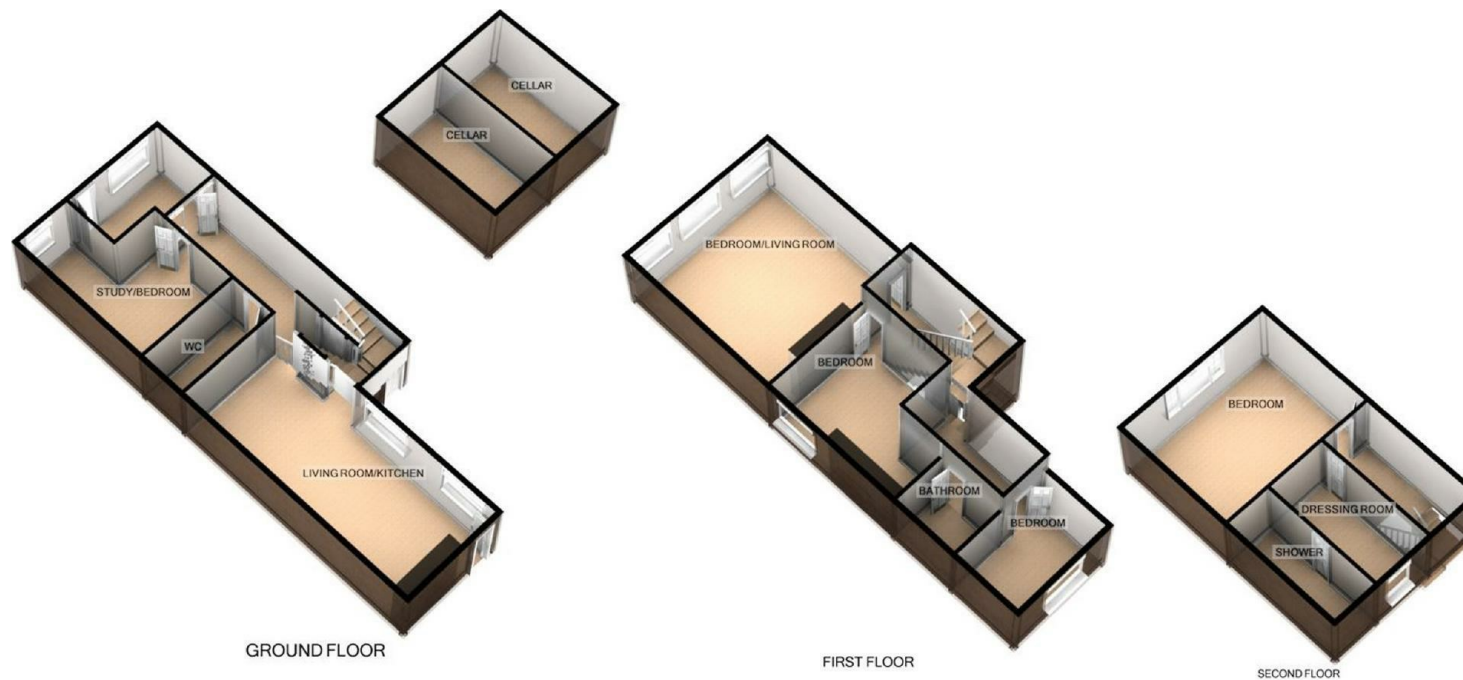
Externally, the property offers on street parking and to the rear of the property is a garden.

Tynemouth is one of the most prestigious and highly desirable areas in the North East. Located at the mouth of the River Tyne, it has excellent road and rail links to the centre of Newcastle, as well as an elite selection of shops and restaurants. The village itself is now a conservation area mostly comprised of buildings from the 18th and 19th century, creating a beautiful historic charm.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Measurements:

LIVING ROOM/KITCHEN
24'8" x 10'3"

STUDY
14'10" x 10'9"

WC
9'3" x 4'8"

BEDROOM ONE
16'10" x 16'8"

BEDROOM TWO
14'1" x 10'9"

BEDROOM THREE
9'2" x 7'5"

BATHROOM
6'6" x 5'4"

BEDROOM FOUR
16'7" x 12'4"

DRESSING ROOM
11'11" x 5'10"

SHOWER
10'0" x 2'11"

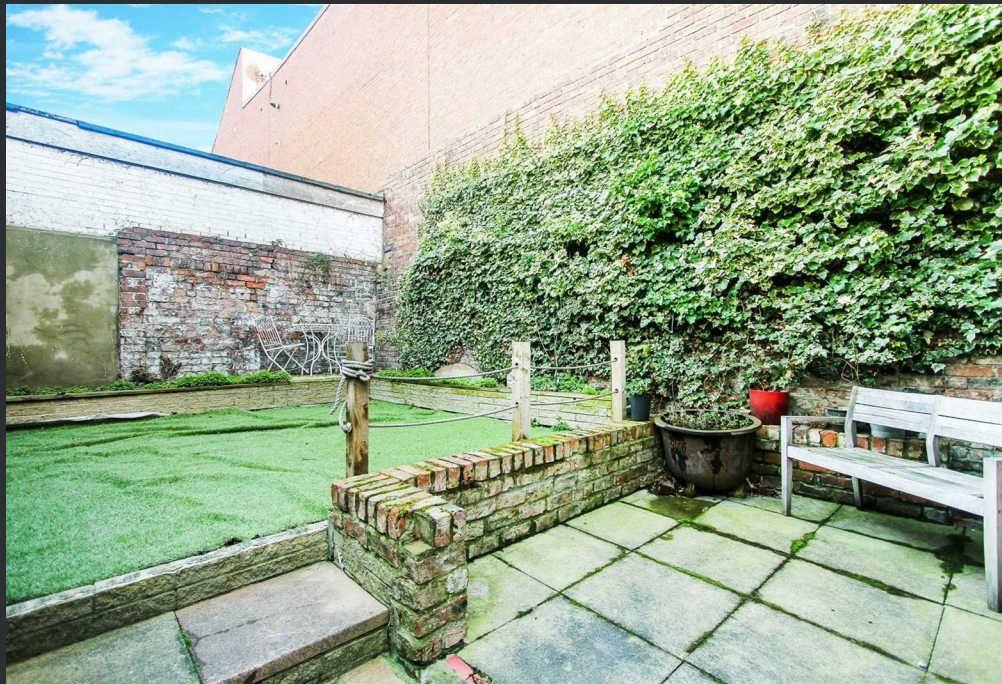
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
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