





- Large Maisonette
- Stunning Fitted Kitchen
- Central Tynemouth
- Recent Loft Conversion
- Viewing Essential
- Four Bedroom Home
- Two Modern Bathrooms
- No Onward Chain
- Gas Central Heating



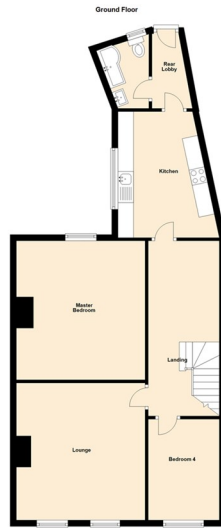


What the owner says .."We have just completed the refurbishment of this large maisonette in the heart of Tynemouth after spending a great deal of time and money in creating a great home. A contemporary kitchen, modern refitted bathrooms, full second floor loft conversion and striking black tiling are just some of the features we have implemented. We would like to think that the property now has appeal to a variety of buyers wanting to live in a very prestigious position in Tynemouth."

When it comes to searching for a home that ticks all the boxes, this superbly presented first floor property is without doubt one that should be viewed as soon as possible. The current owner has really maximised the potential that the property offers and has now created an enviable living space to be enjoyed.

As you would expect from a quality home the property offers many key features such as modern gas central heating, double glazing a well-appointed refitted kitchen with modern wall and floor units and integrated appliances. The bathrooms are newly fitted, modern and both incorporate a shower. The general makeup of the property consists of a communal entrance hall, lounge, stunning fitted kitchen, four bedrooms, second floor shower room, bathroom WC and a yard to the rear.

The location of the property is very much in demand and is essentially owner occupied giving a true residential living experience. Very well located for access to local amenities such as shops, schools and public travel links. You are within easy striking distance of the A1058 Coast Road and of course our award winning blue flag beaches. The Metro service is also available and is some 5 minutes' walk away providing access to Newcastle City Centre and of course many main Tyneside attractions. Interested parties are urged to arrange a prompt and essential internal viewing. Don't delay.



The difference between house and home

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Lounge 14'5" x 13'6" (4.40 x 4.13)

Kitchen 13'3" x 10'7" (4.05 x 3.25)

Master Bedroom 14'7" x 13'6" (4.46 x 4.13)

Bedroom Two 9'4" x 19'8" (2.87 x 6.01)

Bedroom Three 10'9" x 12'0" (3.30 x 3.66)

Bedroom Four 10'7" x 7'5" (3.24 x 2.28)

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		
	68	72
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		
	62	68
England & Wales	EU Directive 2002/91/EC	

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 Newcastle 0191 284 4050
 Forest Hall 0191 605 3134
 High Heaton 0191 270 1122
 Low Fell 0191 487 0800
 Tynemouth 0191 257 2000
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