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- Large Maisonette
- Generous Living Space
- Great Location
- Dining Area
- Handy For Tynemouth
- Four Bedroom Home
- Gas Central Heating
- Large Extension To Rear
- Double Glazed
- Viewing Essential





What the owner says ... "When we were searching for a home and viewed this one, it really was head and shoulders above all the others. We found that the space was so much more generous than the others we viewed in the area. It is a great place to live with everything on your door step. Close to lovely parks, beaches and of course Tynemouth Village. We are sure the new owner will love it as much as we do."

When it comes to searching for a maisonette that ticks all the boxes, this superbly presented first floor property is without doubt a property 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 kitchen with modern wall and floor units and integrated appliances. The bathroom is modern and incorporates a shower. The general makeup of the property consists of an entrance lobby, lounge, dining/kitchen, four bedrooms, 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 15 minutes' walk away providing access to Newcastle City Centre and of course many main Tyneside Centres.

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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Living Room 14'1" x 13'11" (4.30 x 4.25)

Dining Room 12'8" x 9'7" (3.88 x 2.94)

Kitchen 18'4" x 9'8" (5.60m x 2.94m)

Master Bedroom 14'2" x 13'11" (4.31m x 4.25m)

Bedroom Two 12'8" x 13'3" (3.86m x 4.03m)

Bedroom Three 12'2" x 6'11" (3.73 x 2.11)

Bedroom Four 10'3" x 6'8" (3.14 x 2.04)

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	51	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	44	54
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Gosforth 0191 236 2070
 Newcastle 0191 284 4050
 Forest Hall 0191 605 3134
 High Heaton 0191 270 1122
 Low Fell 0191 487 0800
 Tynemouth 0191 257 2000
 Whitley Bay 0191 251 3000
 Property Management Centre 0191 236 2680



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