





- Large Maisonette
- No Onward Chain
- Gas Central Heating
- Covering Three Floors
- Super Possibilities
- Four Bedroom Home
- Central Tynemouth Position
- Handy For The Metro
- Yard To The Rear
- Viewing Essential





If you are looking for an investment property with stacks of potential, this extremely large maisonette could be the perfect property for you. The living space is spread over three floors and briefly comprises:- entrance lobby, master bedroom and a bathroom. On the first floor you are presented with a sizeable breakfasting kitchen and a vast main reception room with two large bay windows. On the second floor you have a further three bedrooms. On the ground floor there is a storage area and access to a private yard. There is currently a shop below which is on an extremely long lease. The lease which is in place is saleable by the current lease holder, so the likely-hood of the shop transferring back to the Freeholder is not set in stone.

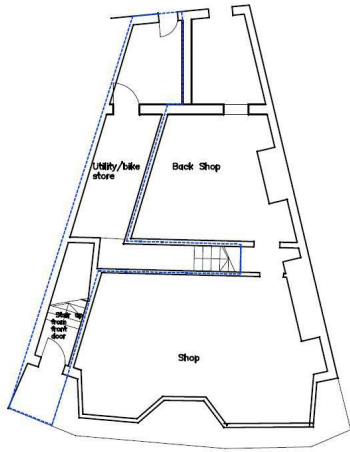
The exact location affords ease of access to the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by so you have a direct route to the coast or Newcastle City Centre. There are also good links to public transport facilities which include prime bus routes and of course the Metro service. For the growing family the property is well positioned for access to well regarded schools. As you would expect the property is warmed with gas central heating and also boasts the benefit of no onward chain.

In order to get a real feel for this property and to assess the full potential, you should view the property as soon as possible. This will give you a much better understanding of how charming this property is and the immense possibilities it offers.

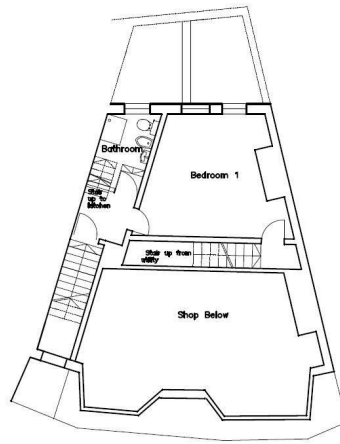
For sale by Modern Method of Auction: Starting Bids £225,000 plus Reservation Fee

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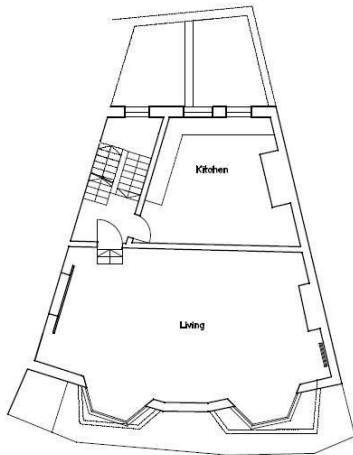




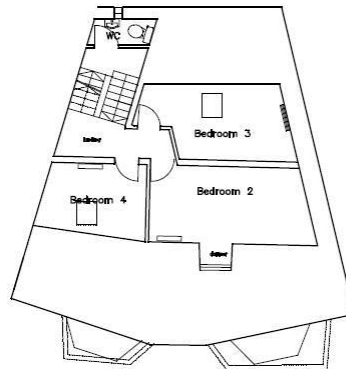
Ground Floor



First Floor



Second Floor



Attic Floor

The difference between house and home

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Main Reception Room 30'3" x 17'3" (9.24 x 5.27)

Kitchen 15'3" x 16'7" (4.66 x 5.07)

Master Bedroom 15'8" x 16'2" (4.80 x 4.95)

Bedroom Two 15'3" x 9'10" (4.65 x 3.02)

Bedroom Three 15'7" x 8'2" (4.75 x 2.49)

Bedroom Four 10'11" x 7'10" (3.34 x 2.41)

Auctioneer Comments

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			
England & Wales		EU Directive 2002/91/EC	76
			60

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			
England & Wales		EU Directive 2002/91/EC	71
			50

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