



Trading Places



45 flat 1 Percy Park Tynemouth, NE30 4JX

GROUND FLOOR FLAT** SEA VIEWS** OPEN ASPECT TO FRONT**TWO BEDROOMS** SPACIOUS LOUNGE** PERIOD FEATURES** MODERN KITCHEN** BATHROOM/WC** SHARED REAR YARD**JUST OFF TYNEMOUTH SEA FRONT** VIEWING RECOMMENDED

Trading Places welcome to the market for sale this beautiful spacious ground floor flat located just off Tynemouth Sea Front on Percy Park . The property has sea views and over looks a green area to the front giving it an open feel on this terrace street. Situated close to Tynemouth Village for a good selection of local shops, cafes and restaurants as well as being close to transport links for commuting into Newcastle and other coastal towns. The property is well presented through out and maintains some period features with a beautiful open chimney recess in the kitchen making it a statement feature and the spacious lounge to the front with feature bay window which allows natural light to flood in and high ceilings is a main selling feature for this kind of property. Benefiting from gas central heating and briefly comprising of: Communal entrance with security entrance system, hallway, large lounge

£228,000

45 flat 1 Percy Park

Tynemouth, NE30 4JX



- GROUND FLOOR APARTMENT
- SEA VIEWS
- OPEN ASPECT TO THE FRONT
- SPACIOUS LOUNGE WITH PERIOD FEATURES
- TWO BEDROOMS
- BREAKFASTING KITCHEN
- BATHROOM/WC
- TYNEMOUTH VILLAGE CLOSE BY
- WELL PRESENTED THROUGHOUT
- YARD TO REAR

Communal Entrance

Glazed door leading into hallway, door leading into flat.

Entrance hallway

Karndean flooring, under stairs storage cupboard providing storage space, radiator, spot lighting to ceiling and doors off as follows:

Lounge

20'10 x 16' (6.35m x 4.88m)

Glazed bay window to the front, sea views and overlooking the green area, ceiling rose coving, feature fireplace with slates surround and marble hearth incorporating a living flame gas fire, radiator, karndean flooring and television point.

Kitchen breakfast room

10'8 x 9'4 (3.25m x 2.84m)

Fitted with a range of cream wall and base units with contrasting roll top work surfaces, feature open chimney recess

with limestone surround and wood mantle above, wall mounted boiler for the gas central heating, single sink and drainer with mixer tap, glazed window to the side, laminate flooring, radiator, plumbing for washing machine and door leading into bedroom two.

Inner Hall

Double glazed door to the side giving access to the rear yard, radiator, under stairs cupboard.

Bedroom One

18'6 x 14'2 (5.64m x 4.32m)

Glazed window to the rear with wooden shutters to either side, feature fireplace with wood surround, marble hearth, coving to ceiling and wall lights and radiator.

Bedroom Two

11'1 x 9'10 (3.38m x 3.00m)

Glazed window to the rear and radiator.

Bathroom/WC

7'7 x 5'9 (2.31m x 1.75m)

Four piece white suite comprising of: shower cubicle with plumbed shower, pedestal wash hand basin, low level WC, tiled walls, heated towel rail, glazed frosted window to the side, tiled panel bath with mixer shower taps.

External

Rear: Shared yard to rear with gates leading out to the rear lane and fire escape.

Front: Small town front garden to the front with gate to the street

AGENTS NOTE

We have been informed by the vendor that the current lease is under renegotiation with solicitors and the residents of the building. We anticipate that this matter will be resolved before the completion of a sale of a new purchaser.



Directions



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

