


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 The Spanish Battery, Tynemouth NE30 4DB

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Offers In The Region Of £375,000

Signature North East are proud to present this two-bedroom terraced house situated on The Spanish Battery in the highly-regarded Tynemouth. This freehold property is a blank canvas, offering the opportunity to personalise and provides tranquil sea views.

The home is accessed via a brief entrance porch and comprises of a living room, dining room, kitchen with ample fitted wall and floor units, a master bedroom with fitted wardrobes, a single bedroom and a four-piece family bathroom with downlights, tiling and a towel rail radiator.

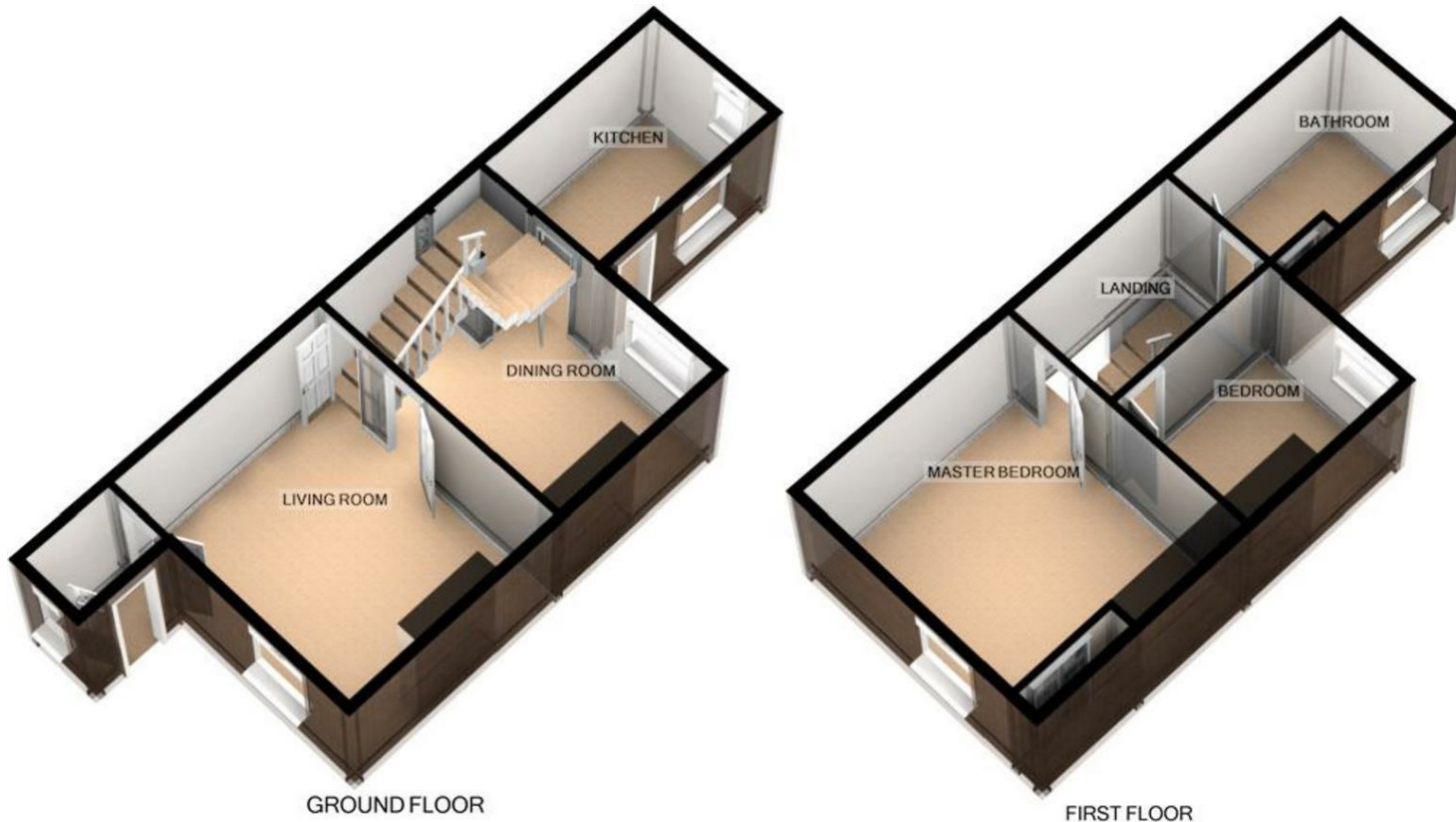
Externally, the home has a paved/gravelled rear yard.

Tynemouth is one of the most prestigious and highly desirable areas in the North East with outstanding schooling and historic charm. Located less than ten minutes' walk away from the beach, the property also excellent road and rail links to the centre of Newcastle, as well as an elite selection of shops and restaurants.



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

PROPERTY FLOORPLAN



THE SPANISH BATTERY, TYNEMOUTH

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:

PORCH
4'8" x 3'5"

LIVING ROOM
13'5" x 11'5"

DINING ROOM
10'8" x 9'0"

KITCHEN
10'2" x 6'11"


FIRST FLOOR LANDING
9'0" x 5'5"

MASTER BEDROOM
13'6" x 11'5"

BEDROOM TWO
8'11" x 7'7"

BATHROOM
10'0" x 6'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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