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- Top Floor Maisonette
- Gas Central Heating
- Modern Kitchen & Bathroom
- Great Buy to Let
- Two Double Bedrooms
- Two Bedroom Home
- Double Glazing
- Ideal Starter Home
- Close to Metro
- Great Rental Return





**** Video Tour on Our YouTube Channel |
<https://youtu.be/EBL4ytv8NAU> ****

This well presented top floor Maisonette will appeal to a variety of buyers. The accommodation which is over two levels briefly comprises:- communal entrance hall with security entry phone system, open plan lounge with Juliet balcony, well appointed kitchen with fitted wall & floor units and a lobby. On the second floor there is a modern three piece bathroom suite with a shower over the bath and two double bedrooms; the main with fitted storage. The property benefits from double glazing and warmed with gas central heating.

Well positioned for public transport links, with the Metro service and local bus links within a few minutes walk away, providing ease of access to Newcastle City Centre and many Tyneside locations.

A very competitive price for a first time buyer or for the Landlord, a good rental return based on a potential rent income of £380.00 - £420.00 PCM.

Interested parties are urged to arrange a prompt and essential, internal viewing. For more information please call our Tynemouth sales team on 0191 257 2000.

Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.



Ground Floor



First Floor



The difference between house and home

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Lounge 20'2" x 13'6" (6.17 x 4.12)

Kitchen 9'6" x 9'8" (2.91 x 2.95)

Bedroom One 10'0" x 13'6" (3.07 x 4.12)

Bedroom Two 10'4" x 13'6" (3.15 x 4.12)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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	

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