

FOR
SALE

6A TYNEMOUTH PLACE, TYNEMOUTH NE30 4BJ
£385,000



2 BEDROOM MAISONETTE

- TWO BEDROOM MAISONETTE
- FABULOUS LOCATION WITH SEA VIEWS
- CHARACTERFUL & FULL OF PERIOD CHARM
- SPACIOUS LOUNGE
- FREESTANDING KITCHEN
- GOOD SIZED BATHROOM WC
- SECLUDED FRONT GARDEN & REAR YARD
- EPC RATING D

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VESITBULE

ENTRANCE HALLWAY
7'7" x 9'9"

LOUNGE
13'5" x 14'10"

KITCHEN
14'2" x 14'7"

BEDROOM
7'8" x 10'11"

LANDING
6'10" x 4'10"

BEDROOM
14'4" x 18'3"

BATHROOM WC
6'9" x 10'11"

FRONT GARDEN

REAR YARD

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Embleys are delighted to be instructed in the sale of this well presented and characterful maisonette which is perfectly located in the highly sought after coastal village of Tynemouth. This lovely property boasts a wealth of period charm, stunning views and is ideal for a range of buyers.

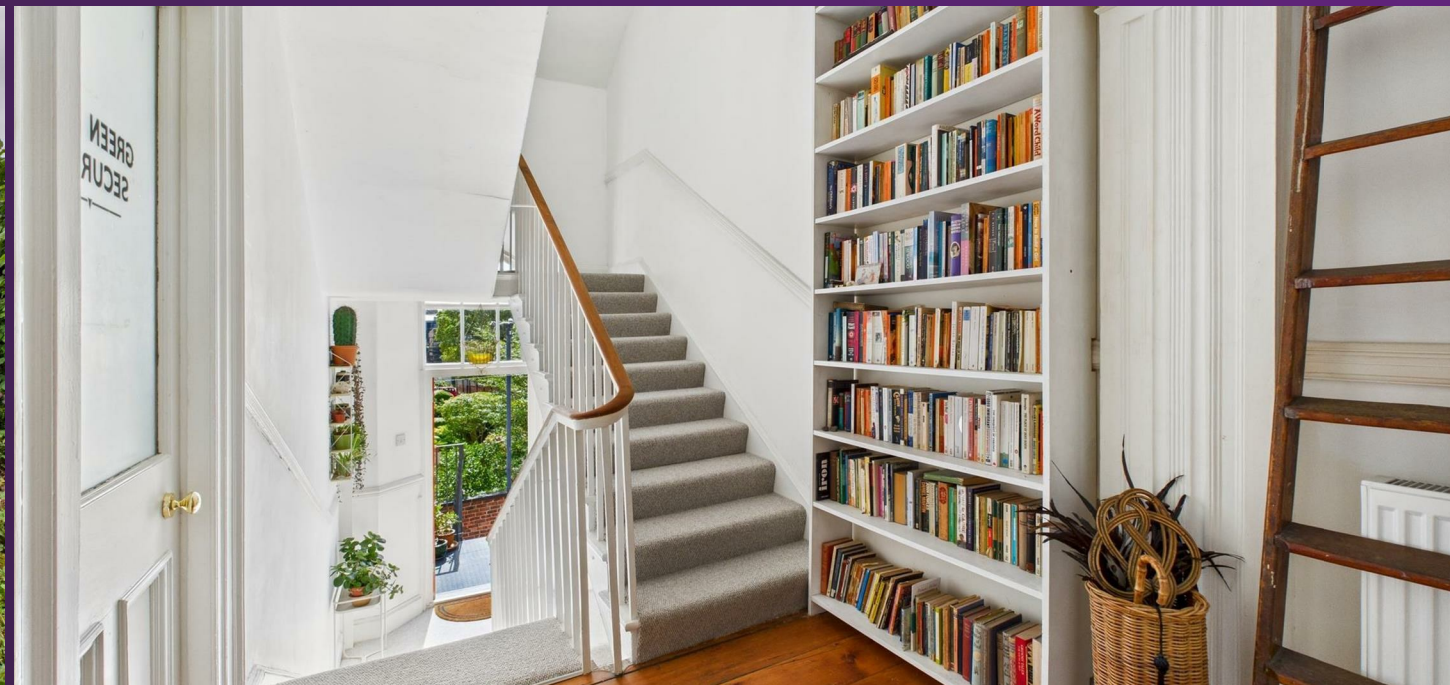
With over 950 square feet of accommodation this lovely property consists of a communal entrance with doors to all properties. From the entrance hallway there are stairs to the first floor landing and doors to the spacious lounge, freestanding kitchen and one bedroom which is currently being used as an office. There is also a door leading to a small outside terrace and stairs leading to the rear yard. From the second floor landing there are doors to a spacious bedroom with views over Priors park tennis courts, Tynemouth Priory and sea views. Also off this landing is a good sized bathroom with panelled bath, walk in shower, vanity washbasin and a low level WC. Externally the property has a secluded front garden and rear yard.

The fabulous location, generous size and superb layout of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Tynemouth is an historic town which beautifully balances the traditional with the modern to stay one of the most popular destinations in the North East. It's perfectly situated and perfectly sized to be vibrant and exciting, whilst also being intimate and community driven. Tynemouth has stunning history, exceptional public transport systems, great schools, shops which are both high street and boutique, and fabulous bars and restaurants. The area attracts a diverse demographic which allows it to maintain its wide appeal.

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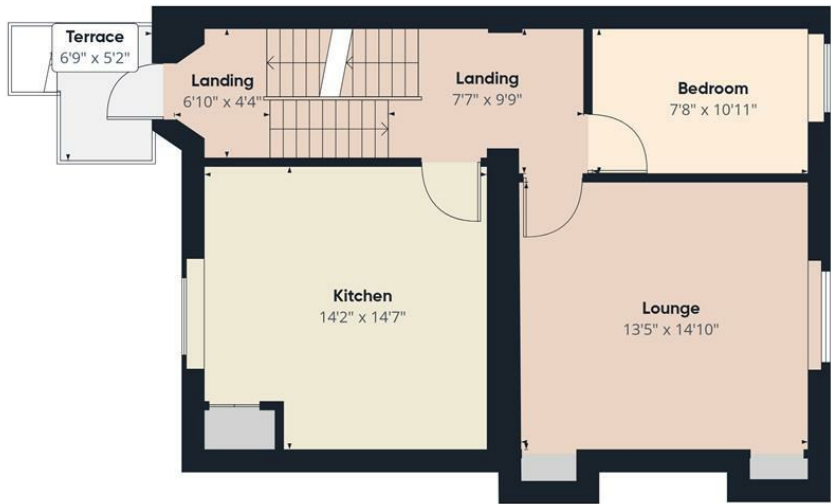
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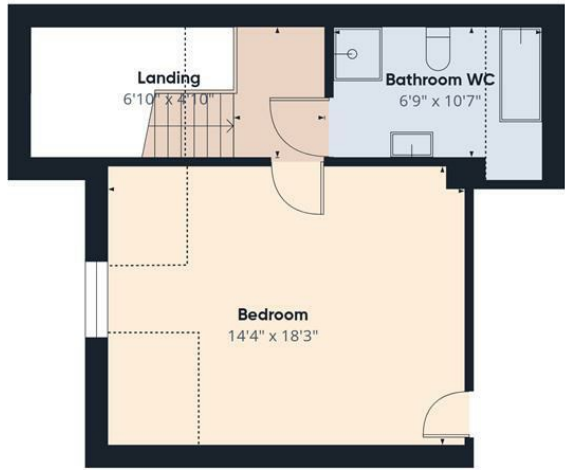
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Floor 0



Floor 1

Approximate total area ⁽¹⁾
992 ft ²
Balconies and terraces
36 ft ²
Reduced headroom
71 ft ²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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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		
	65	71

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

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