

# SIGNATURE

## NORTH EAST

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Priors Terrace, Tynemouth NE30 4BE

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## Offers In The Region Of £425,000

Signature North East are delighted to welcome to the market this stunning three bedroom, double fronted ground floor flat located within the highly sought after residential area of Tynemouth with picturesque views over Priory Castle and the Mouth of the River Tyne. The home has been designed and decorated to an exceptional standard, with impressively sized rooms throughout, all showcasing a wonderful mix of original and modern features.

A convenient entrance lobby and hallway lead to the principle rooms of the property, with the large open plan living-dining room to the left, with a large, central bay window and original stonework on the fireplace, as well as ample floor space for furnishings. Moving into the kitchen, glass doors allow for an open feel throughout the main living space, with custom cabinetry and a range of integrated appliances, finished off with beautiful granite countertops. There is a full range of fitted wall and floor units and the central island helps to create the perfect social kitchen. There are also french doors leading to a private rear yard.

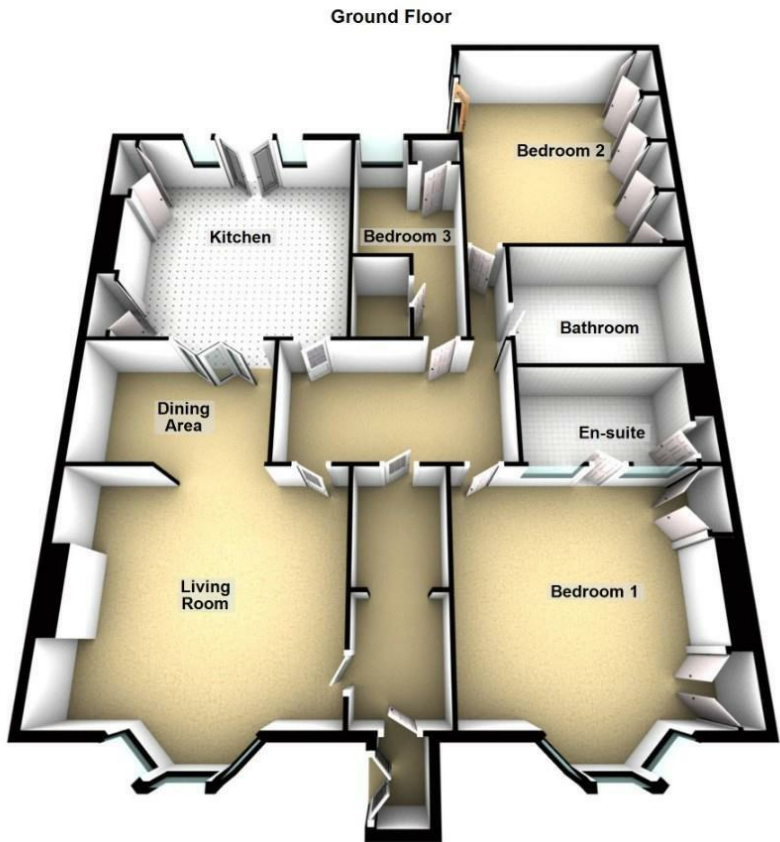
The main bedroom to the right is well proportioned with fitted closets, large bay window and private en-suite. The main family bathroom is a great size with modern tiling, soaker bathtub and double walk-in shower unit. There is another large double bedroom to the rear with a full wall of fitted storage and also access to the courtyard to the rear. The third bedroom is an ideal space for a home office or children's bedroom.

Externally there is a communal garden to the front, with a private courtyard to the rear.



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

# PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an ideal of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

- Living Room  
21'10" x 18'11" (inc. bay window)
- Dining Area  
13'2" x 9'1"
- Kitchen  
17'10" x 14'2"
- Bedroom 1  
22'0" x 18'0" (inc. bay window)
- Bedroom 2  
19'2" x 16'3"
- Bedroom 3  
17'5" x 8'1"
- Bathroom  
13'1" x 9'7"
- En Suite  
9'10" x 6'10"

| 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<br>2002/91/EC |







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