

# SIGNATURE

## NORTH EAST

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📍 Front Street, North Shields NE30 4BT

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**Offers Over £325,000**

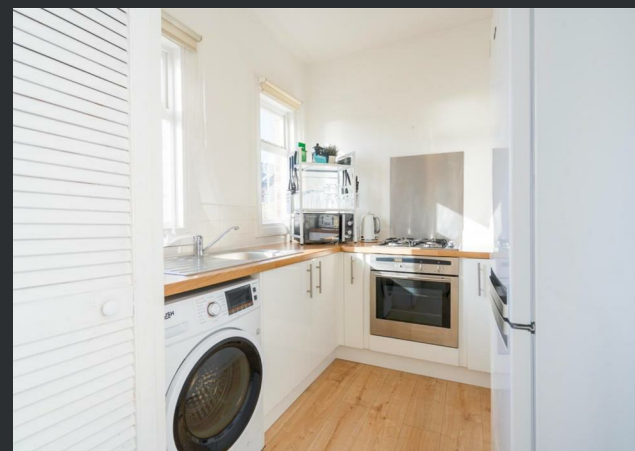
Signature North East are delighted to welcome this two-bedroom first floor flat to the market, located on Front Street, Tynemouth. Set within a Georgian period townhouse, the property enjoys a sea view and is currently run as a successful holiday let, offering an excellent opportunity for investors or as a residential home.

The vibrant Front Street provides a range of independent shops, cafés, and restaurants, alongside essential amenities and a nearby Metro station with direct links to Newcastle city centre. The property is also within walking distance of Tynemouth Priory and Castle, King Edward's Bay, and Tynemouth Long Sands, ideal for coastal living.

Upon entering the building via a shared front door, a period hallway and staircase lead to the first floor flat. The main vestibule of the property provides access to the bathroom and the living room. The living room has room for furnishings along with a dining area positioned within a bay window enjoying a sea view. Leading from the living room is the kitchen, featuring double windows and a range of attractive base units. The kitchen is well-equipped with integrated appliances including an oven and hob, as well as space for a dishwasher and fridge freezer.

The property offers two double bedrooms, both providing space for additional furnishings and featuring sash windows overlooking the main high street. Bedroom one also includes a walk-in wardrobe space. The modern bathroom is fitted with a bathtub complete with overhead shower, hand basin, and W.C., offering both style and practicality.

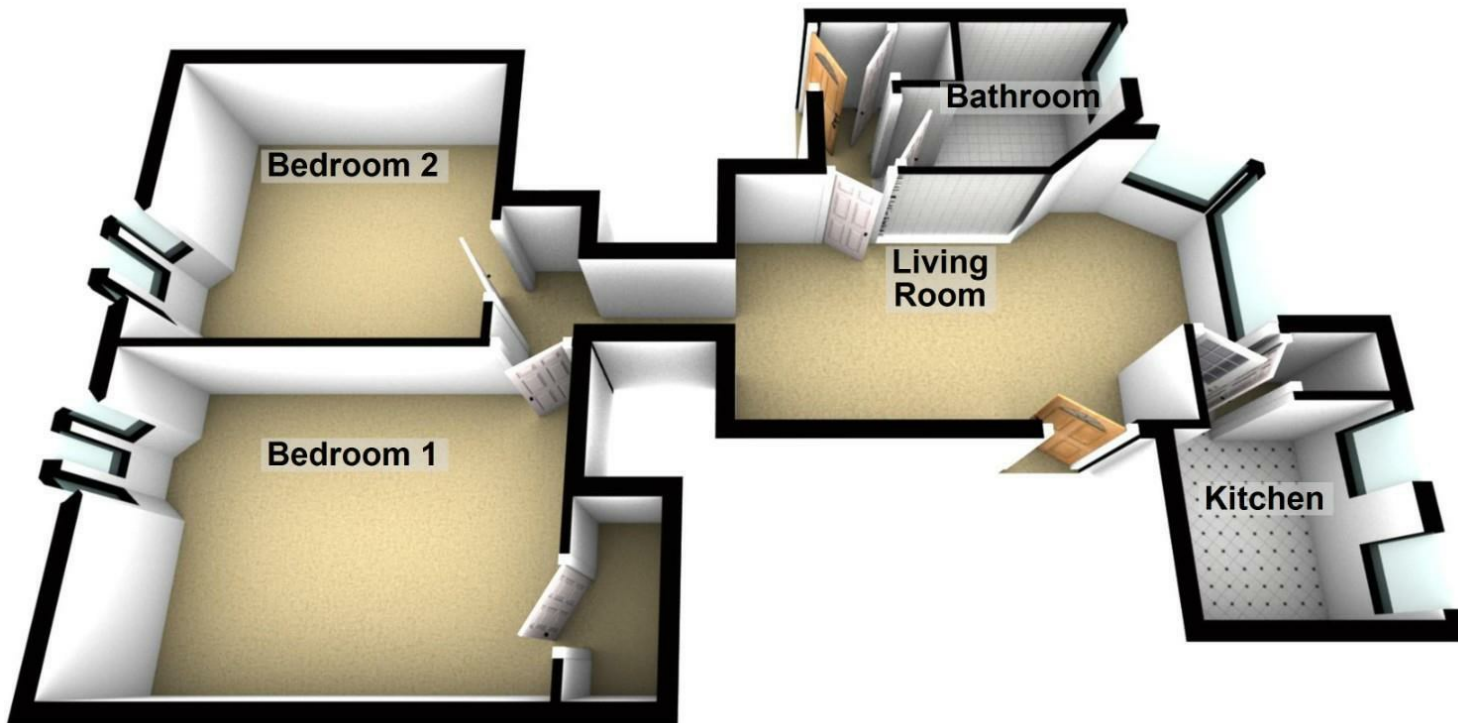
Externally, the property benefits from access to a secure shared courtyard garden with brick garden store, utilised by just three flats, providing a secluded outdoor space. Direct access to the rear garden is available from the property. Parking is available via a permit, adding further convenience to this desirable coastal home.



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

# PROPERTY FLOORPLAN

## First Floor



Total area: approx. 63.4 sq. metres (682.0 sq. feet)

## Measurements:

Living Room / Diner


Kitchen  
7'5" x 7'1"

Bedroom One  
11'5" x 15'3"

Bedroom Two  
11'2" x 12'4"

Bathroom  
8'4" x 6'5"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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