

# SIGNATURE

## NORTH EAST

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📍 Syon Street, Tynemouth NE30 4EU

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**Asking Price**  
**£335,000**

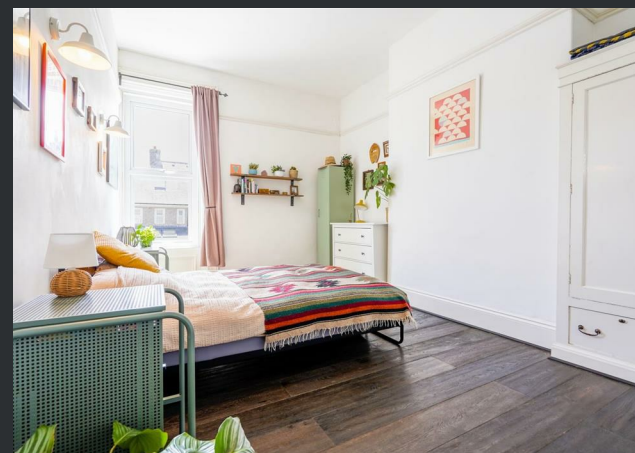
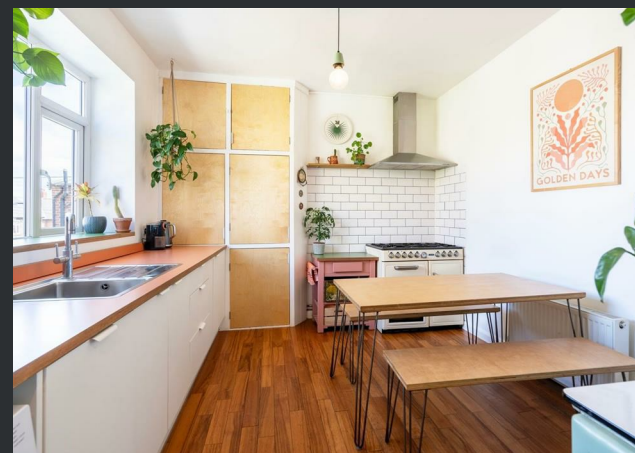
Signature North East is delighted to welcome to the market this well-presented two-bedroom first floor flat, ideally located on the sought-after Syon Street in the heart of Tynemouth. The property enjoys an enviable position within walking distance of Longsands Beach, Tynemouth Village, the Metro station and a fantastic selection of popular cafés, restaurants and independent shops, offering the perfect blend of coastal living and convenience.

Upon entering the property, you are welcomed into a central hallway which provides access to the principal accommodation. The spacious living room benefits from large windows, allowing an abundance of natural light to fill the room, while a charming log burner creates a warm and inviting focal point. Adjacent to the living room is the unique kitchen, featuring a range of fitted units and space to accommodate a small dining table. The hallway also benefits from two useful built-in storage cupboards positioned next to the separate W.C.

Continuing through the property, there are two generously sized bedrooms, both capable of comfortably accommodating a double bed alongside additional furnishings. The principal bedroom further benefits from built-in cupboards, providing excellent storage solutions. Completing the internal accommodation is the bathroom, fitted with a bathtub, shower and hand basin.

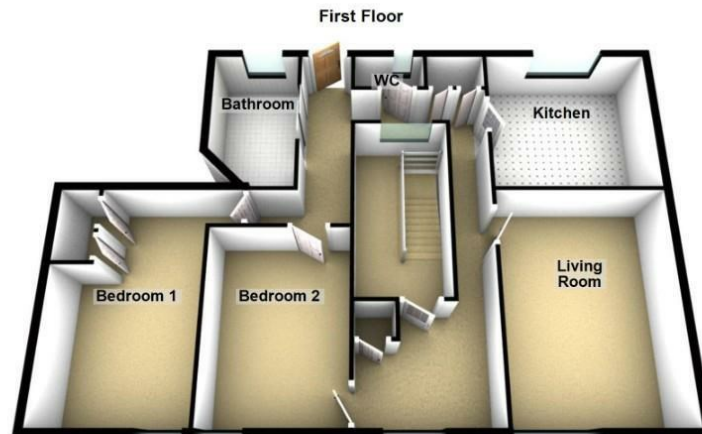
Externally, the property benefits from a garage, offering excellent storage space, while on-street permit parking is also available.

With its desirable location and spacious accommodation throughout, this attractive flat presents an excellent opportunity for a range of buyers.



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

# PROPERTY FLOORPLAN



Total area: approx. 171.2 sq. metres (1842.5 sq. feet)

## Measurements:

Living Room  
17'4" x 12'8"

Kitchen  
10'4" x 11'7"

Bedroom One  
17'4" x 10'10"

Bedrom Two  
14'4" x 10'4"


Bathroom  
6'8" x 10'4"

WC  
2'9" x 5'5"

Garage  
12'11" x 15'7"

Store Room  
2'10" x 4'6"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</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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