

# BRUNTON

---

## RESIDENTIAL

T. 01912368347  
E. info@bruntonresidential.com  
A. Brunton Residential Middleton  
W. South, Wagonway Drive, NE13 9BJ



## Westbourne Terrace

### Seaton Delaval Whitley Bay, NE25 0BE

STUNNING LOWER FLAT - FULLY MODERNISED - PERFECT FIRST TIME BUY

Fantastic opportunity to purchase this tastefully renovated lower tyneside flat. The property is well situated in a quiet corner of Seaton Delaval and has views of Holywell pond / dene to the rear. Internally the property comes fully modernised to a high standard. We expect lots of interest so please act fast to arrange a viewing.

**£90,000**

# 24 Westbourne Terrace

Seaton Delaval Whitley Bay, NE25 0BE



Brunton Residential are pleased to be able to offer to the market this well presented two bedroom lower 'Tyneside' flat, located on Westbourne Avenue, in a quiet part of Seaton Delaval . On street parking to the front and a rear yard with plenty of sunlight.

Internally, the property is well-presented and spacious, briefly comprising: entrance hallway leading to master bedroom with feature bay window at the front, a second bedroom which overlooks the rear yard, a good size living room is found to the centre of the home which has patio doors leading to the yard, the modern kitchen is to the rear of the kitchen and also leads into the comes a fully tiled bathroom at the back of the property.

Available with no onward chain, this property is likely to suit both first time buyers and investors, we anticipate high levels of interest, please call now and our team will help with your enquiry.

## ON THE GROUND FLOOR

## Disclaimer

### Hallway

### Lounge

12'10" x 13'9" (3.92m x 4.20m)

### Kitchen

7'10" x 7'5" (2.40m x 2.26m)

### Bedroom

13'10" x 13'9" (4.22m x 4.20m)

### Bedroom

8'2" x 7'1" (2.50m x 2.15m)

### Bathroom



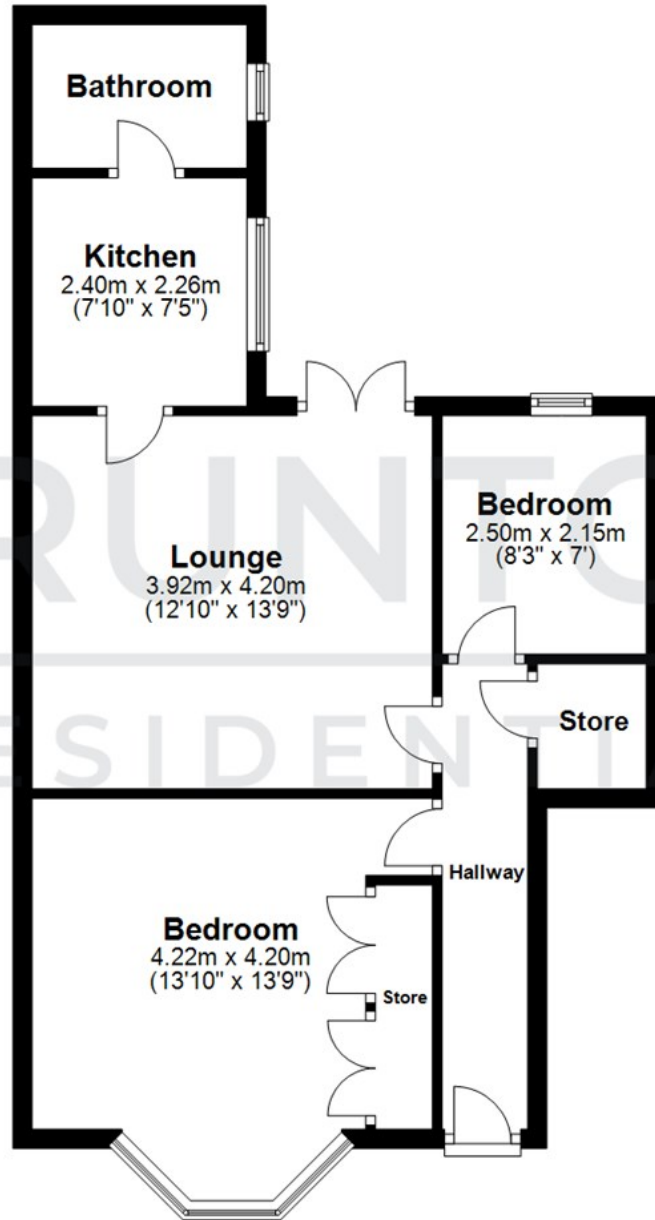
- 360 VIRTUAL TOUR
- 2 BEDROOMS
- LOWER TYNESIDE FLAT
- TASTEFULLY MODERNISED
- PATIO DOORS FROM LIVING ROOM
- TYNESIDE LEASEHOLD
- QUIET LOCATION
- EPC RATING - TBC
- COUNCIL TAX BAND A
- CALL NOW



## Floor Plan

### Ground Floor

Approx. 53.4 sq. metres (574.9 sq. feet)



Total area: approx. 53.4 sq. metres (574.9 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	70	73	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	