

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Birkdale, Whitley Bay NE25 9LY

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£125,000

Brand new to the sales market is this two-bedroom first-floor flat, presenting open-plan living. Situated on Birkdale, Whitley Bay, this excellent property is local to an array of useful amenities including supermarkets, schooling, and strong transport links. Additionally, the property is within a short commuting distance of the beautiful Whitley Bay Beach, for walks and exciting days out.

An entrance hallway welcomes us into the property and gives access to all rooms. First is the spacious open plan living and dining room, exhibiting neutral décor, and double French doors which draw in natural light and open to present a Juliet-style balcony. Connected via an archway is the kitchen, providing a range of fitted cabinets for storage.

Back through the hallway finds the bedrooms, both of which offer plenty of space. Completing the property is a three-piece family bathroom.

Externally, the property provides a designated private parking space and communal grounds to the rear.

Tenure: Freehold
Council Tax Band: B
Service Charge Applicable: £115.35 per month over 10 month

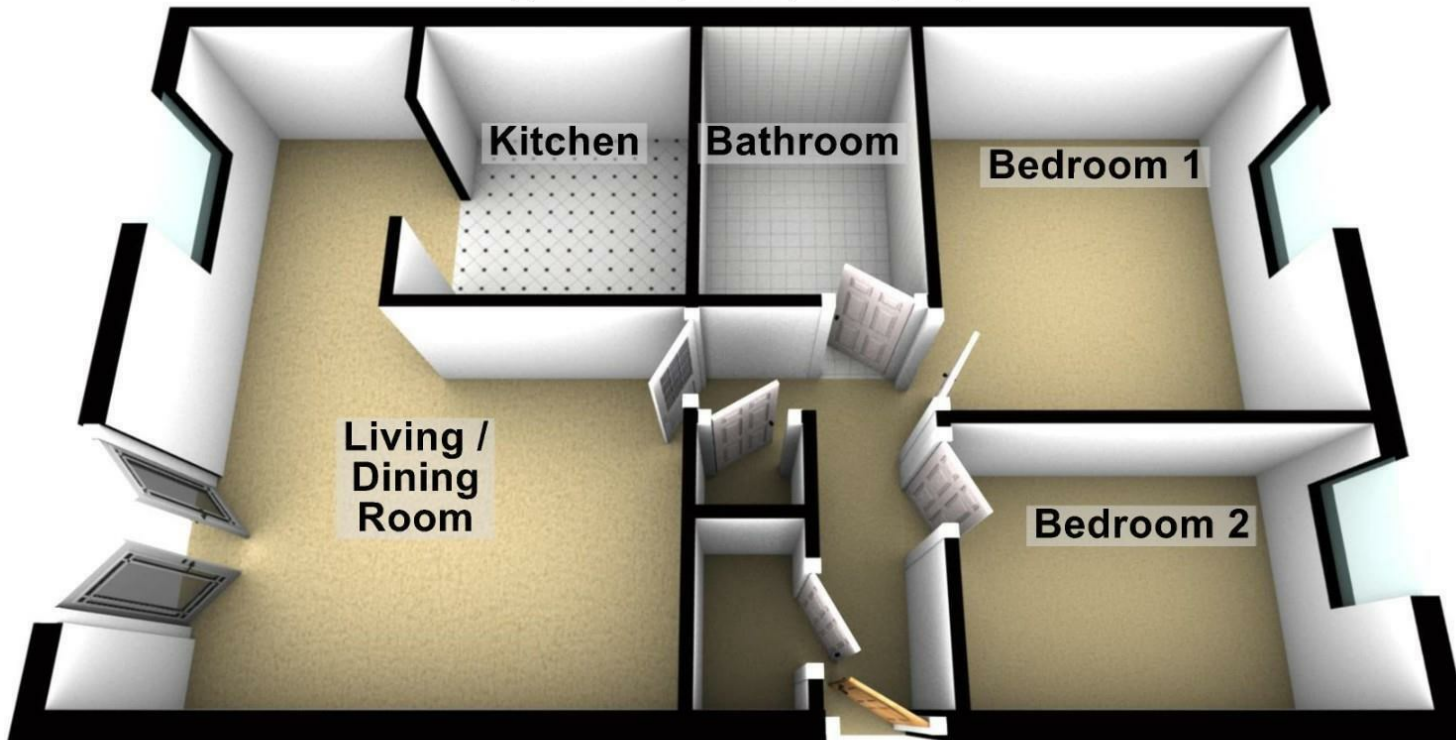


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Ground Floor

Approx. 49.3 sq. metres (530.2 sq. feet)




Total area: approx. 49.3 sq. metres (530.2 sq. feet)

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

Measurements:

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





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