



# Helena Avenue

## Whitley Bay, NE26 2BB

A well presented two bedroom ground floor flat situated on Helena Avenue, a pedestrianised street in Whitley Bay. Ideally located just off the sea front and the many benefits of Whitley bay town centre. The accommodation comprises; entrance hall, lounge with feature fireplace, kitchen, two double bedrooms and a bathroom/WC. Externally there are gardens to the front and a yard to the rear. The property benefits from gas central heating and double glazing. Viewing is essential.



# Asking Price £189,950



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#### **Front Garden**

Laid to lawn with borders and path to front door.

#### **Entrance Lobby**

Via double glazed door, feature stain glass door to:

#### **Entrance Hall**

Picture rail and coving to ceiling, built in cupboard and radiator with cover.



#### **Lounge**

Feature fire place with marble effect surround and tiled insert, radiator and double glazed window front.



#### **Kitchen**

Matching base and wall units with work surfaces over, stainless steel sink and drainer with mixer tap, built in oven, four ring gas hob with extractor fan over and plumbing for a washing machine. Radiator with cover, double glazed window to rear and double glazed door to rear.



#### **Bedroom One**

Radiator, built in wardrobe and feature double glazed bay window



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## Bedroom Two

Radiator and double glazed window.



## Rear Yard

Gate to lane.



## Bathroom

Panelled bath with mixer tap and shower over, low level WC with integrated hand wash basin, extractor fan and frosted double glazed window.



Please Note: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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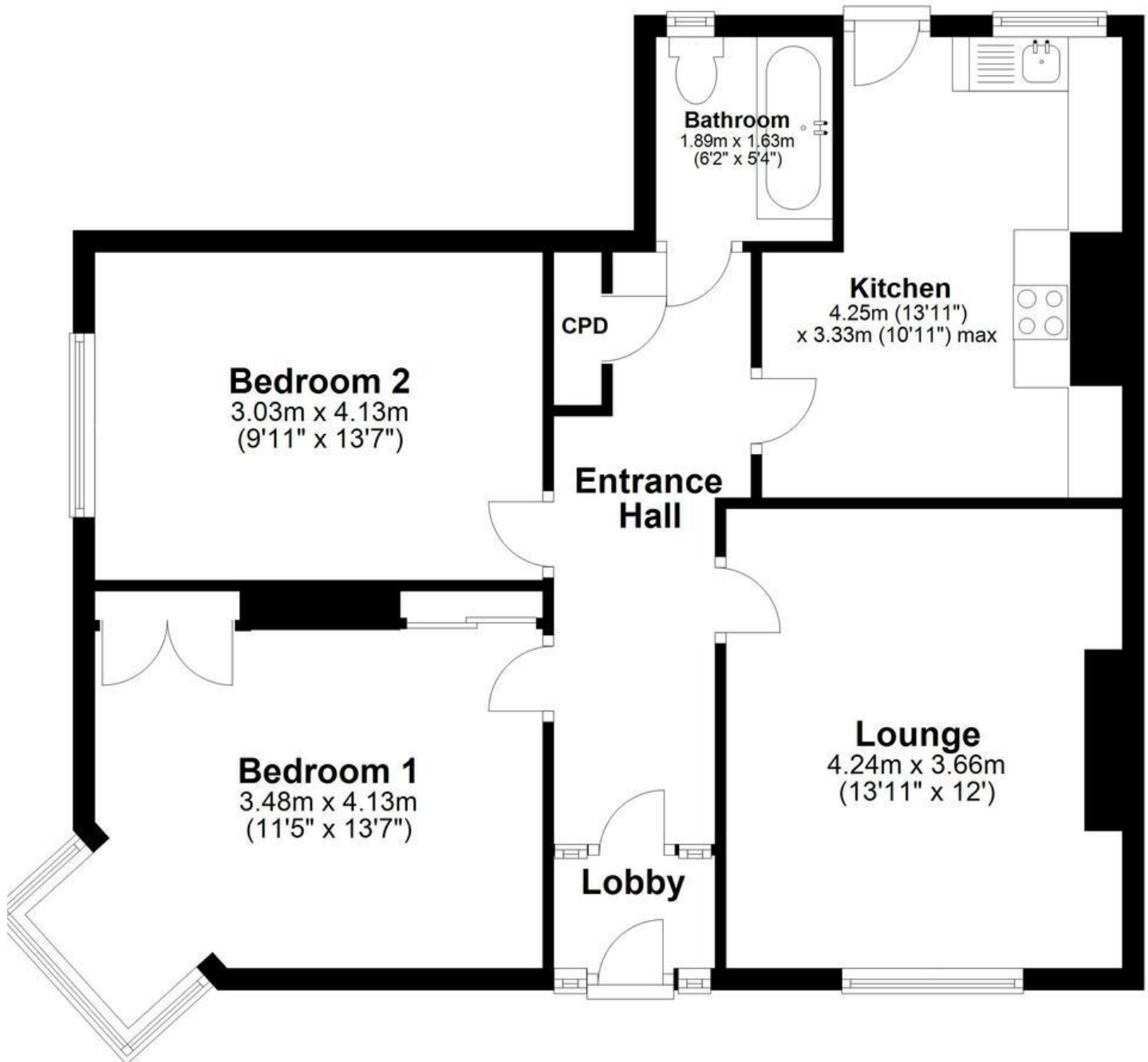
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# Ground Floor

Approx. 71.1 sq. metres (765.2 sq. feet)



Total area: approx. 71.1 sq. metres (765.2 sq. feet)

The floor plan is for illustrative purposes and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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