



Park Avenue

Whitley Bay, NE26 1DJ

We are pleased to offer for sale this terraced family home situated on Park Avenue, Whitley Bay. The accommodation comprises; entrance lobby, entrance hall, lounge, dining room, spacious kitchen, rear lobby and cloakroom/WC. To the first floor there are three bedrooms and an updated four piece bathroom/WC. There is a fixed staircase to the loft with skylights, radiators, lights and power points. Externally there is a block paved town garden to the front and a yard with parking to the rear. The property benefits from gas central heating and double glazing. Early viewing recommended.



Monthly Rental Of £425



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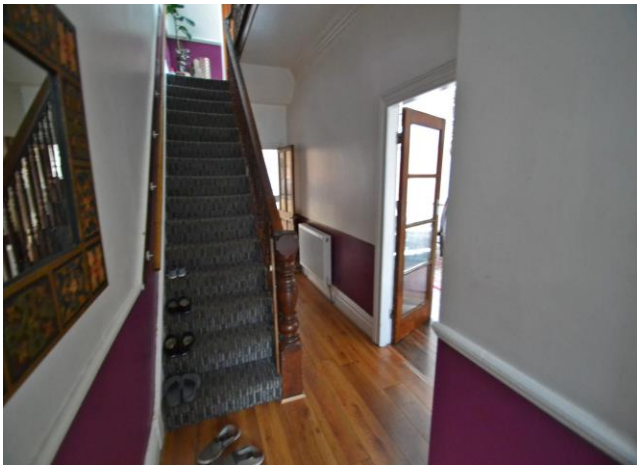
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Entrance Lobby

Via composite door. Laminate flooring and door to;

Entrance Hall

Under stairs cupboard, stairs to first floor, dado rail, laminate flooring and radiator.



Lounge 15' 2" (excluding bay) x 13' 8"(into alcove) (4.62m x 4.16m)

Feature fireplace with coal effect gas fire, coving to ceiling, picture rail, laminate flooring, radiator and double glazed bay window to front.



Dining Room 16' 3" x 11' 8" (4.95m x 3.55m)

Feature fireplace with coal effect electric fire, coving and rose to ceiling, laminate flooring and double glazed window to rear.



Kitchen 18' 5" x 9' 3" (5.61m x 2.82m)

Base and wall units with work surfaces over, stainless steel sink with drainer and mixer tap, space for a range with stainless steel extractor fan over, plumbing for a washing machine, tiled flooring, radiator, double glazed window to side and double glazed window to rear.



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. Any floor plan is provided for illustrative purposes only and is not to scale.

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Rear Lobby

Tiled floor.

Cloakroom / WC

Hand wash basin, low level WC, part tiled, radiator and frosted double glazed window to side.



First Floor Landing

Built in cupboard, coving to ceiling, stairs to loft rooms and double glazed window to side.

Bathroom

Modern four piece bathroom suite comprising; double shower cubicle, panelled bath, vanity hand wash basin and low level WC. Tiled walls and floor, feature radiator, frosted double glazed window to side and frosted double glazed window to rear.



Bedroom One 15' 2" x 11' 1" (into alcove) (4.62m x 3.38m)

Feature fireplace, coving to ceiling, radiator and two double glazed windows to front.



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Bedroom Two 13' 10" x 11' 8" (into alcove) (4.21m x 3.55m)

Feature fireplace with tiled inset and cast iron fire, coving to ceiling, picture rail, radiator and two double glazed windows to rear.



Bedroom Three 11' 4" x 6' 7" (3.45m x 2.01m)

Radiator and double glazed window to front.



Loft Area

Fixed staircase leading to a loft area with two separate areas. Three double glazed skylights, storage in eaves, power points, lights and two radiators.



Front

Block paved town garden.

Rear

Yard with folding gates providing off street parking and gate to lane.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	85
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	58
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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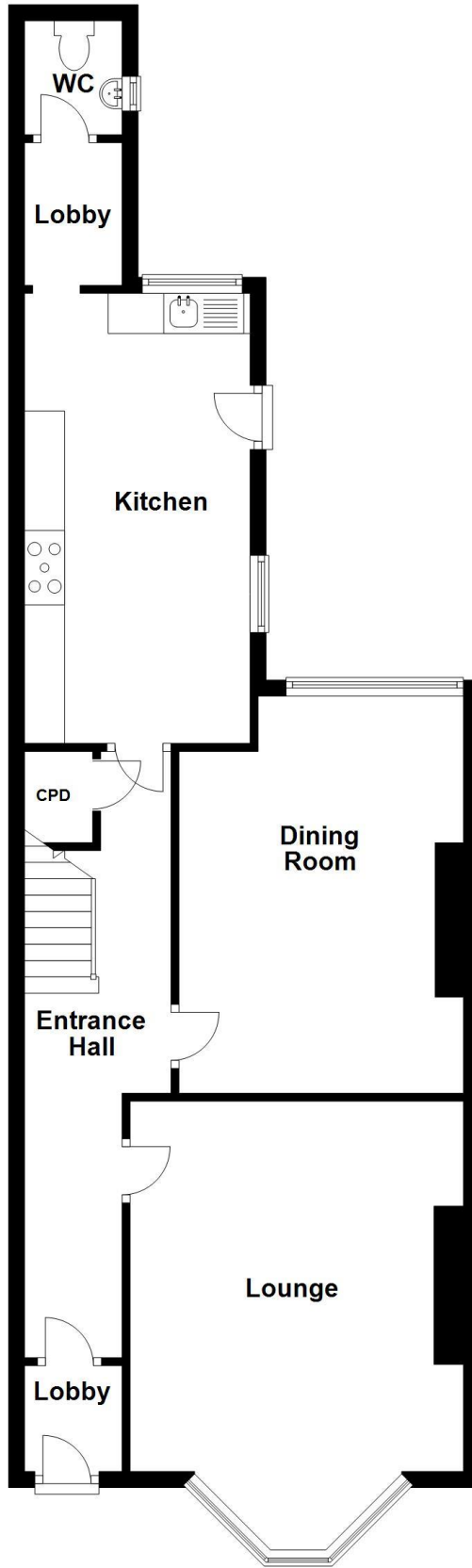
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Ground Floor



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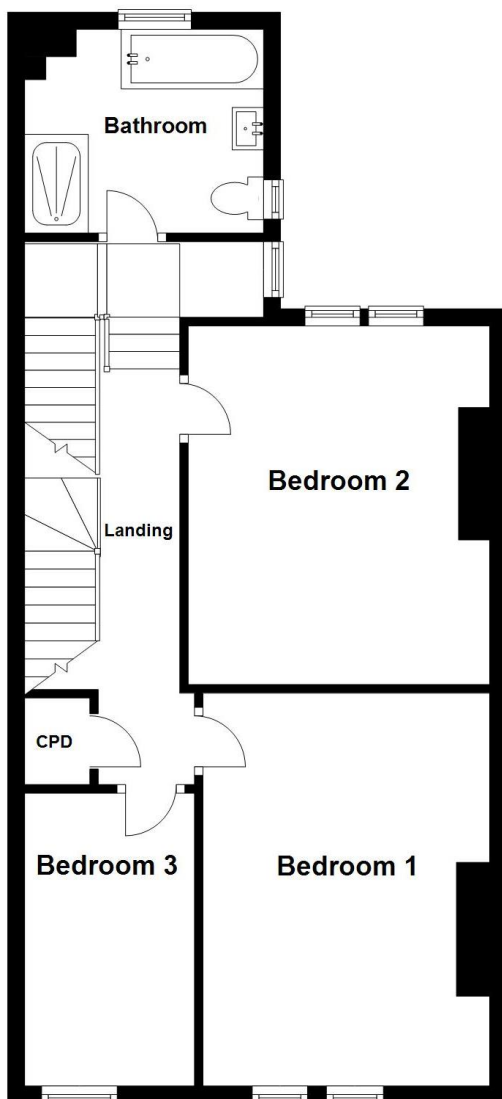
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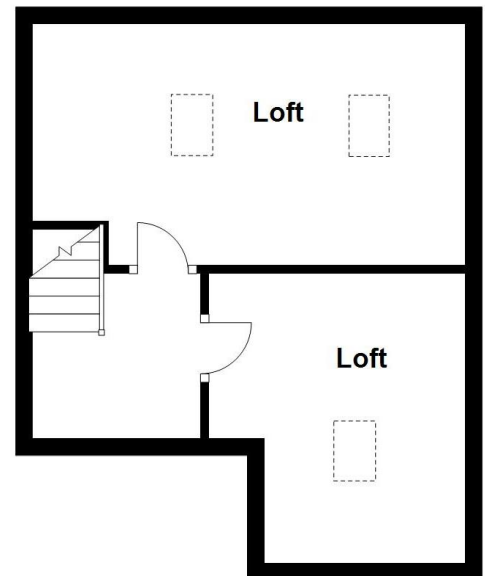
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First Floor



Second Floor



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