

FOR
SALE

34 ST. MARTINS CLOSE, WHITLEY BAY NE26 3JW
£175,000



2 BEDROOM FLAT

- TWO BEDROOM FIRST FLOOR FLAT
- SOUGHT AFTER LOCATION
- LOUNGE DINER
- MODERN KITCHEN
- LOVELY BATHROOM WC
- INTEGRAL GARAGE & ALLOCATED PARKING SPACE
- SHARED REAR GARDEN
- EPC RATING E

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VESTIBULE

COMMUNAL HALL

LOUNGE DINER
17'6 x 11'7

KITCHEN
9'10 x 5'6

LOBBY

BEDROOM ONE
11'7 x 11'4

BEDROOM TWO
8'11 x 7'6

BATHROOM WC
6'6 x 5'4

INTEGRAL GARAGE
18 x 8

SHARED REAR

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This lovely and well presented first floor flat was built in the 1960's and is perfectly located in a sought after residential area within a cul de sac. It boasts a variety of modern features and is ideal for a range of buyers. With over 540 square foot of accommodation on offer this modern home consists of a vestibule with door to the spacious lounge diner which leads to the lobby and kitchen. The modern kitchen benefits from units with contrasting worktops, integrated single oven, four ring hob, chimney hood and fridge freezer. There are two bedrooms and a modern bathroom including a panelled bath with shower over, a vanity washbasin and integrated WC. Externally the property has an integral garage beneath and a shared rear yard. The superb layout and fabulous location of this property makes for an exciting opportunity which can only truly appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

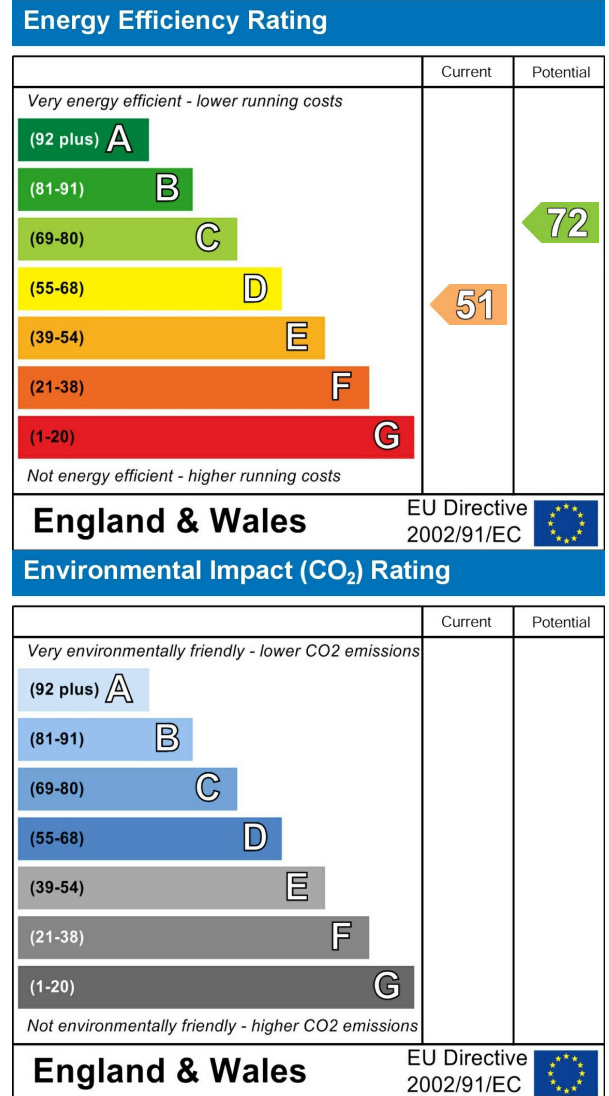
They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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