

FOR
SALE

5 CLIFTON TERRACE, WHITLEY BAY NE26 2JD
£279,950



2 BEDROOM HOUSE - MID TERRACE

- TWO BEDROOM DOUBLE FRONTED MID TERRACE
- RESIDENTIAL LOCATION
- CHARACTERFUL AND FULL OF PERIOD CHARM
- SPACIOUS RECEPTION ROOM
- KITCHEN DINER
- MODERN BATHROOM WC
- FRONT GARDEN
- REAR GARDEN
- EPC RATING D

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VESTIBULE

HALLWAY

RECEPTION ROOM
11'0" x 14'7"

KITCHEN DINER
10'10" x 14'6" + 10'2" x 10'8"

BATHROOM WC
9'2" x 5'2"

LANDING
6'3" x 5'7"

BEDROOM ONE
11'1" x 14'4"

BEDROOM TWO
10'11" x 14'6"

FRONT GARDEN

REAR GARDEN

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This well presented and characterful, mid terrace property is perfectly located in a sought after residential area and is ideal for a range of buyers.

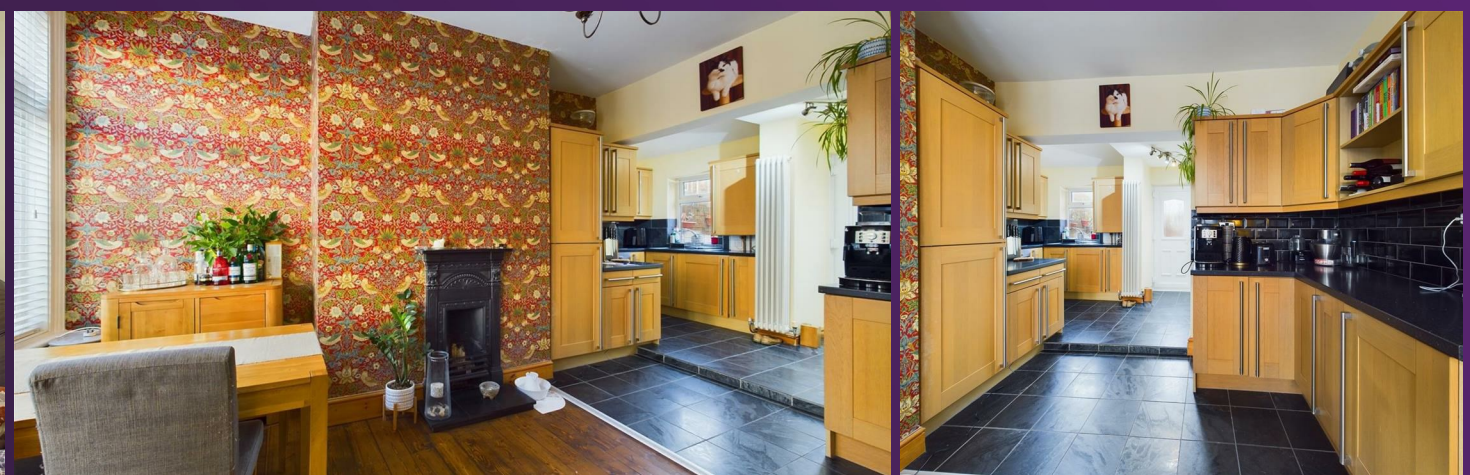
With over 840 square foot of accommodation this two bedroom property is set over two floors. The ground floor consists of a vestibule, entrance hallway with doors to a spacious reception room and kitchen diner and stairs leading to the first floor. The modern kitchen diner benefits from a range of units with contrasting worktops, single oven with induction hob and chimney hood with doors leading to the family bathroom WC and rear yard. The modern bathroom consists of an integrated bath with shower over, vanity washbasin and integrated WC. To the first floor, there are two spacious bedrooms. Externally there is a front garden and rear yard.

The fabulous location and generous size of this property makes for an exciting opportunity which can only be 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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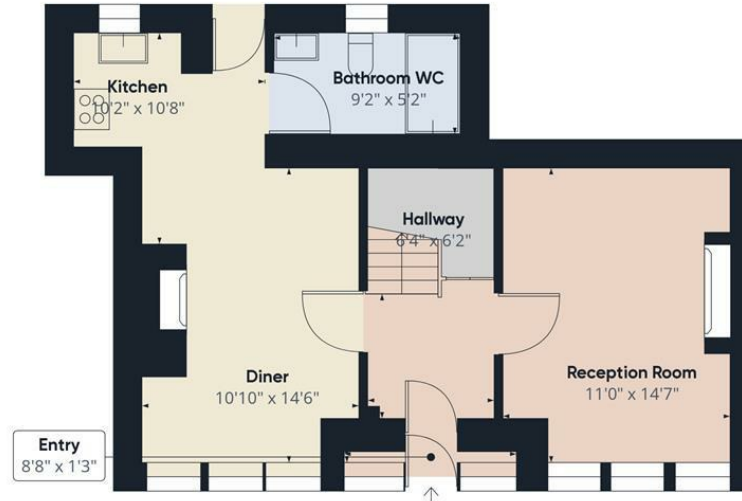


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Floor 0



Floor 1

Approximate total area^m
848.48 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	61	
(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



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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