

FOR  
SALE

29A PERCY AVENUE, WHITLEY BAY NE26 3PR  
£225,000



#### 2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM DOUBLE FRONTED GROUND FLOOR FLAT
- PEDESTRIANISED STREET
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN
- BATHROOM WC
- FRONT TOWN GARDEN
- SOUTH FACING PRIVATE REAR YARD
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM  
16'4 x 13'8

KITCHEN  
9'8 x 5'7

BEDROOM  
12'6 x 12'5

BEDROOM  
12'5 x 8'9

BATHROOM WC  
9'0 x 4'8

FRONT GARDEN

REAR YARD

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This beautiful, double fronted ground floor flat is perfectly located on a pedestrianised street within a sought after residential area. It boasts a wealth of contemporary features with period charm, has no upper chain and is ideal for a range of buyers.

With over 730 square foot of accommodation this stunning property comprises of a vestibule, welcoming entrance hallway, a spacious reception room with feature fireplace. The modern kitchen kitchen benefits from a range of units with contrasting worktops and integrated appliances including a single oven, induction hob and extractor hood. There are two spacious and stylish bedrooms and a modern bathroom complete with a panelled bath with shower over, pedestal wash basin and low level WC. Externally there is a front town garden and beautiful South facing rear yard.

The amazing condition, generous size and fabulous location of this property makes for an exciting opportunity which can only truly be 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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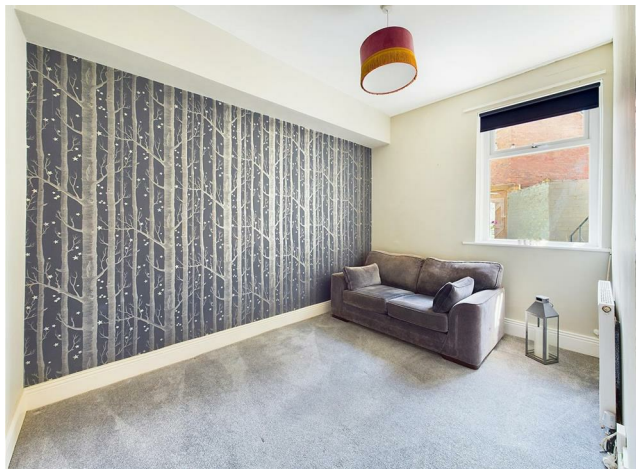
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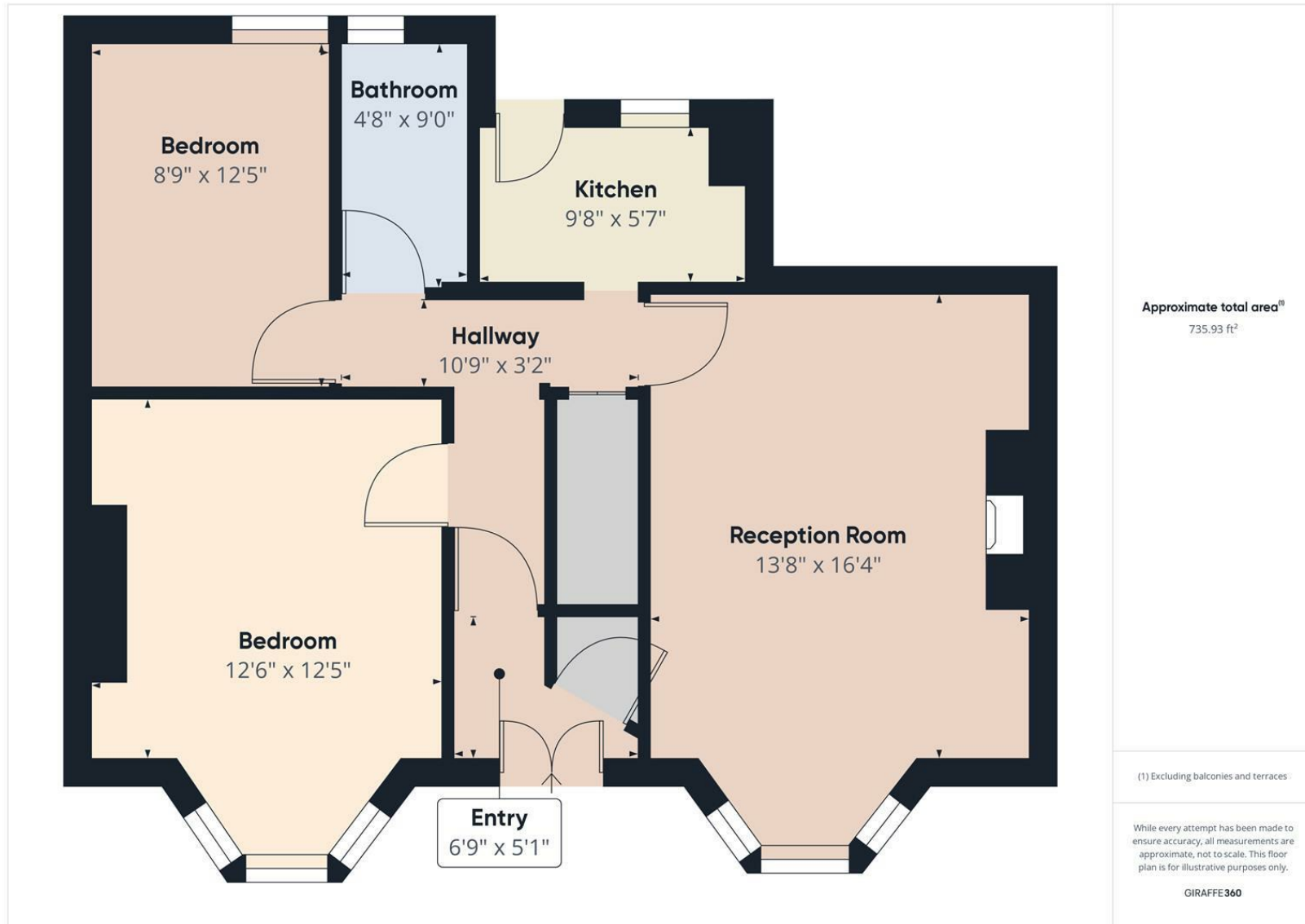
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FLOORPLAN

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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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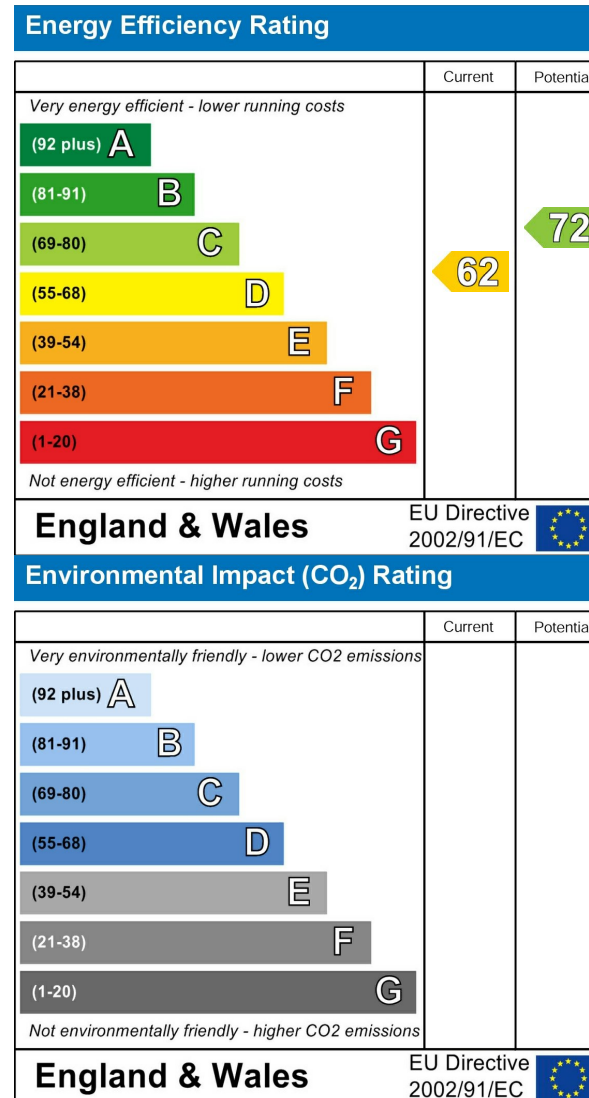
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

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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