

FOR
SALE

27 MARGARET ROAD, WHITLEY BAY NE26 2PH
£185,000



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM GROUND FLOOR FLAT
- WELL PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN
- FRONT TOWN GARDEN
- PRIVATE REAR YARD
- NO UPPER CHAIN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
15 x 13'2

KITCHEN
12 x 8'2

BEDROOM ONE
17 x 14'6

BEDROOM TWO
11 x 8'4

BATHROOM WC
8 x 4'7

FRONT TOWN GARDEN

REAR YARD

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This lovely and characterful, ground floor flat was built in the Victorian era and is perfectly located in a popular coastal area. It displays a variety of modern features with period charm, has no upper chain and is ideal for a range of buyers.

With over 730 square foot of accommodation this well presented property consists of a vestibule and entrance hallway with doors to the spacious reception room and the two bedrooms. The modern kitchen benefits from a range of units with contrasting worktops, eye level single oven, hob, chimney hood and integrated microwave. There is rear lobby with doors to the rear yard and bathroom, which benefits from a P-shaped bath with shower over, pedestal wash basin and low level WC. Externally there is a front town garden and private, generously sized rear yard.

The generous size, superb layout 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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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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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		76
(69-80) C	69	
(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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