

FOR
SALE

42 HEPSCOTT DRIVE, WHITLEY BAY NE25 9XJ
£175,000



2 BEDROOM FLAT/APARTMENT

- LARGER STYLE TWO BEDROOM GROUND FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN DINER
- GOOD SIZED BATHROOM WC
- COMMUNAL GARDENS & PRIVATE PARKING
- NO UPPER CHAIN
- EPC RATING C

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COMMUNAL ENTRANCE

ENTRANCE HALLWAY

RECEPTION ROOM
20'10 x 13

KITCHEN DINER
12 x 9'11

BEDROOM ONE
10'8 x 10'3

BEDROOM TWO
11'11 x 7

BATHROOM WC
11'9 x 5'10

COMMUNAL GARDENS

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This larger style, rare to the market, ground floor apartment is perfectly located in a highly sought after residential area. It boasts a wealth of modern features, has no upper chain and is ideal for a range of buyers. With over 690 square foot of accommodation this well presented property comprises of an entrance hallway with wall mounted access telecom and built in storage, a light and generously sized reception room, and a fabulous kitchen diner with space for a dining table and wall, base and drawer units, contrasting worktops, integrated single oven, ceramic hob, chimney hood and space for fridge freezer and space and plumbing for a washing machine and tumble dryer or dishwasher. There are two bedrooms and a good sized, modern bathroom with bath, shower, vanity wash basin and low level WC. Throughout this lovely property there are UPVC double glazed windows and gas central heating with combi boiler. Externally there are communal gardens and private parking.

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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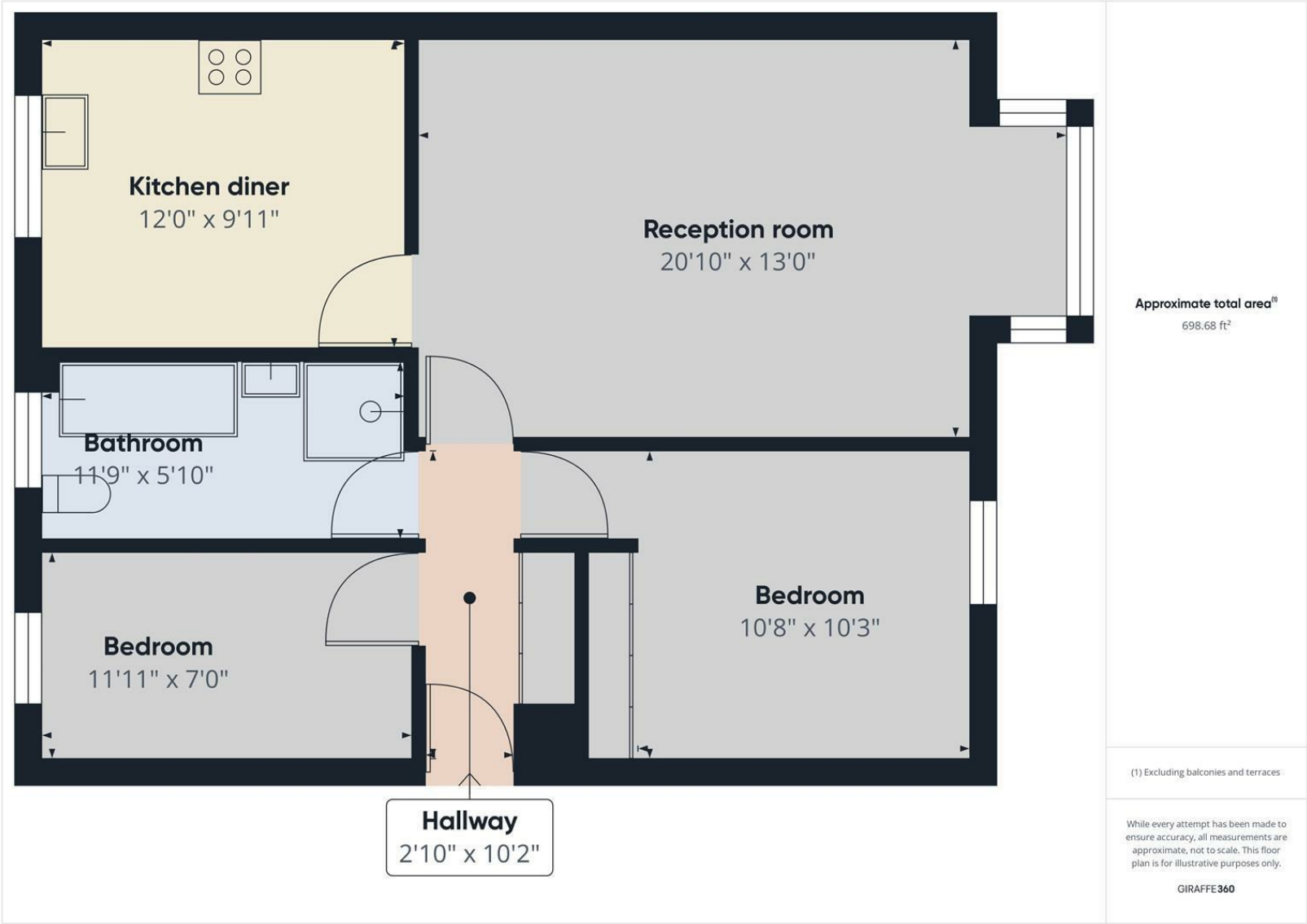
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42 HEPSCOTT DRIVE
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FLOORPLAN

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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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