

FOR
SALE

44 TURNBERRY, WHITLEY BAY NE25 9NZ
£175,000



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM FIRST FLOOR APARTMENT
- LARGER STYLE & WELL PRESENTED THROUGHOUT
- LOUNGE DINER
- BREAKFASTING KITCHEN
- GOOD SIZED BATHROOM WC
- COMMUNAL GARDENS
- ALLOCATED CAR PARKING SPACE
- NO UPPER CHAIN
- EPC RATING B

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COMMUNAL ENTRANCE

ENTRANCE HALLWAY

LOUNGE DINER
19'7 x 13'7

BREAKFASTING KITCHEN
11'10 x 8'8

BEDROOM ONE
14'1 x 10'3

BEDROOM TWO
11' x 9'11

BATHROOM WC
8'4 x 5'6

COMMUNAL GARDENS & ALLOCATED CAR PARKING
SPACE

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This beautiful, first floor apartment is perfectly located in a popular and sought after residential area. It boasts a wealth of contemporary features, has no upper chain and is ideal for a range of buyers.

With over 740 square feet of accommodation on offer, this well presented property consists of an entrance hallway with intercom access, built in storage cupboard and doors to all rooms. The light and generously sized lounge diner is dual aspect with space for a dining which is currently used as an office space. The breakfasting kitchen is good sized and modern with a range of units, contrasting worktops, space for a gas cooker with extractor hood and spaces for a fridge freezer, dishwasher and washing machine. There are two double bedrooms, one with fitted wardrobes, and a contemporary bathroom benefitting from a panelled bath with shower over, pedestal wash basin and low level WC. Externally there are communal gardens and an allocated car parking space.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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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