

FOR
SALE

26A STATION ROAD, WHITLEY BAY NE26 2RD
£210,000



3 BEDROOM MAISONETTE

- THREE BEDROOM UPPER MAISONETTE
- WELL PRESENTED THROUGHOUT
- TWO SPACIOUS RECEPTION ROOMS
- CLASSIC KITCHEN
- MODERN BATHROOM WC
- SOUTH FACING REAR YARD
- EPC RATING E

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VESTIBULE

LANDING

RECEPTION ROOM ONE
13'3 x 11'6

RECEPTION ROOM TWO
13'7 x 11'9

KITCHEN
9'1 x 6'1

BEDROOM
9'6 x 7'2

BATHROOM WC
8'10 x 4'7

SECOND FLOOR LANDING

BEDROOM
18'3 x 10'10

BEDROOM
11 x 10'6

REAR YARD

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This lovely and characterful, upper maisonette, was built in the Edwardian era and is perfectly located in an urban area. It displays a variety of modern features with period charm and is ideal for a range of buyers.

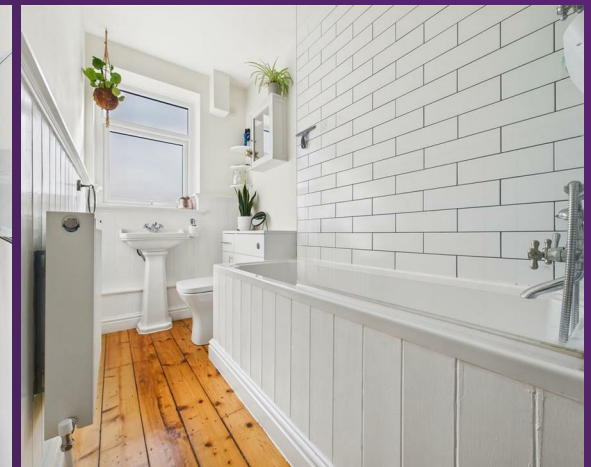
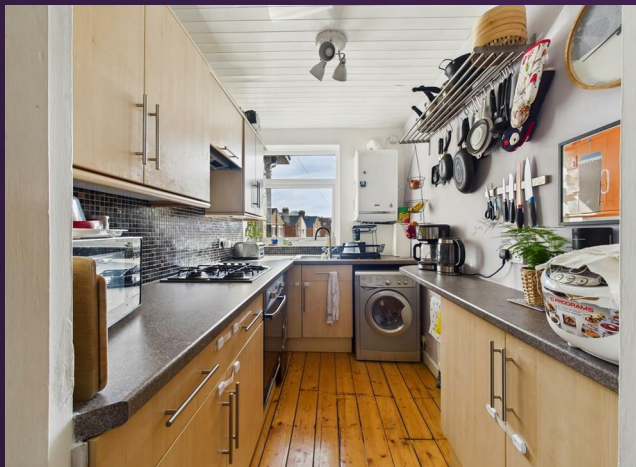
With over 1000 square feet of accommodation set over two floors this property is accessed to the rear and consists of a vestibule with stairs up to the first floor landing. At this level there are two light and spacious reception rooms, a classic kitchen benefitting from a range of units with contrasting worktops, integrated oven, gas hob, extractor hood and space for a washing machine. There is also a bedroom on this floor and a modern bathroom including a panelled bath with shower over, pedestal wash basin and low level WC. To the top floor there are two spacious bedrooms with period cast iron fireplaces. Externally there is a private, south facing rear yard with artificial lawn and planted beds.

The generous size, location and unique feel 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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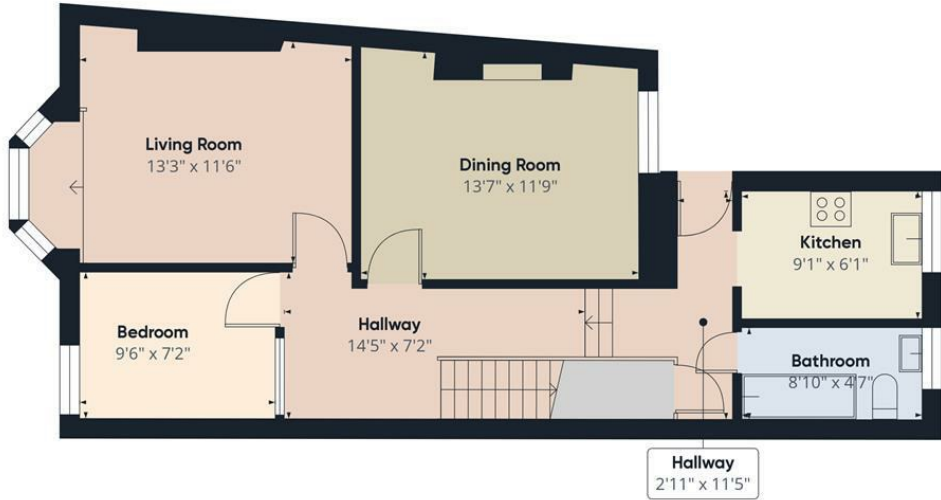
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Floor 0



Floor 1

Approximate total area⁽¹⁾
1012.66 ft²
Reduced headroom
50.19 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

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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.

VIEW PROPERTY



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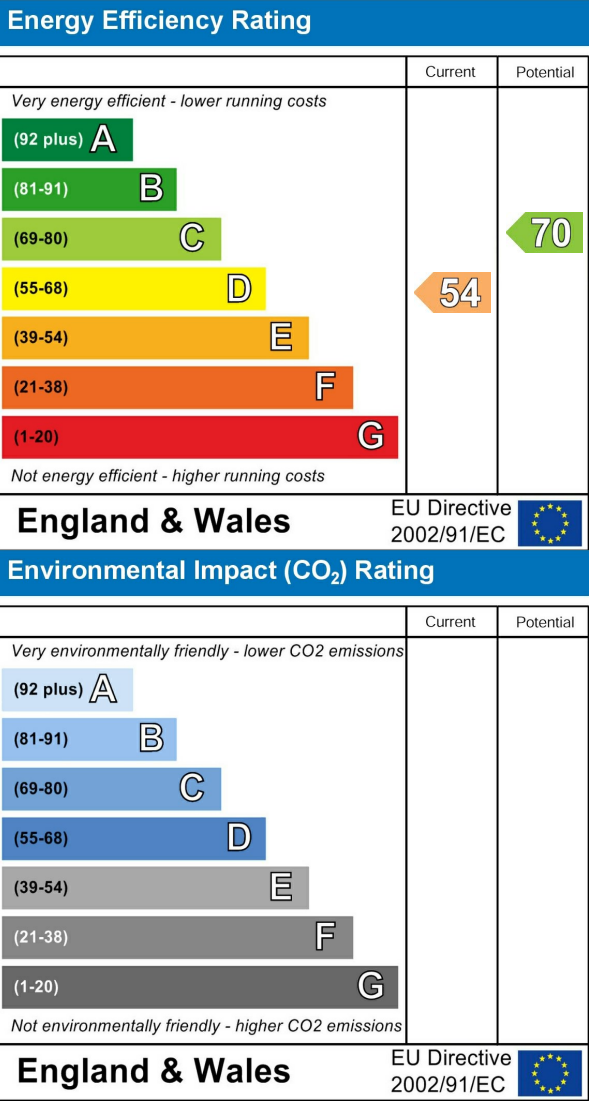
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THE PROPERTIES MISDESCRIPTION
ACT, 1991

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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