

**FOR
SALE**

32 CARNOUSTIE COURT, WHITLEY BAY NE25 9EZ
£152,000



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM 1ST FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- SPACIOUS RECEPTION ROOM
- BREAKFASTING KITCHEN
- CONTEMPORARY BATHROOM WC
- COMMUNAL GARDENS & ALLOCATED PARKING
- NO UPPER CHAIN
- EPC RATING B

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
15'8 x 11'2

KITCHEN
9'5 x 7'7

BEDROOM ONE
11'2 x 9'8

BEDROOM TWO
9'4 x 7'11

BATHROOM WC
6'4 x 5'5

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This well presented, first floor apartment was built circa 2004 and is perfectly located in a cul de sac within a highly sought after residential area. It boasts a wealth of modern features, has no upper chain and has recently been redecorated throughout, making it ready to move in and ideal for first time buyers or retirees.

With over 520 square feet of accommodation on offer, this lovely property consists of a vestibule and entrance hallway with access intercom and built in storage cupboard. The light and spacious reception room has dual aspect windows and the modern breakfasting kitchen benefits from a range of units with contrasting worktops, integrated single oven, electric hob and extractor hood. There is also under bench space for a fridge and washing machine. There are two good sized bedrooms and the spacious and contemporary bathroom benefits from a panelled bath with shower over, pedestal wash basin and low level WC. Externally there are communal gardens and an allocated parking space.

The 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.

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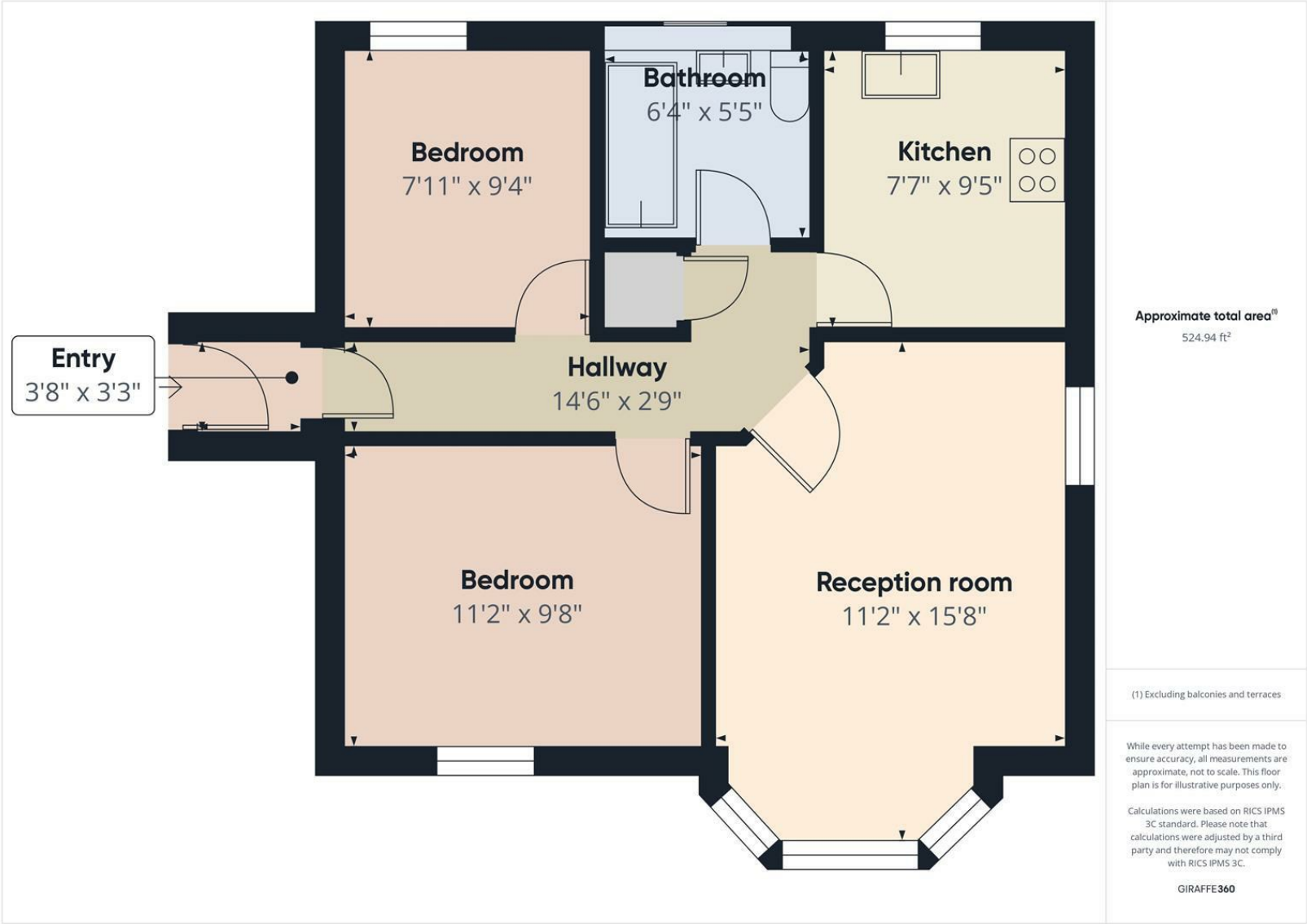
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FLOORPLAN

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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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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	82	82
(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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