

FOR
SALE

10 NORHAM ROAD, WHITLEY BAY NE26 2SB
£145,000



1 BEDROOM FLAT/APARTMENT

- ONE BEDROOM GROUND FLOOR FLAT
- SOUGHT AFTER RESIDENTIAL LOCATION
- GOOD SIZED LOUNGE
- MODERN KITCHEN
- UTILITY SPACE
- BATHROOM WC
- REAR COURTYARD
- NO UPPER CHAIN
- EPC RATING D

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VESTIBULE
3'0" x 3'9"

LOUNGE
12'6" x 15'7"

KITCHEN
4'8" x 12'0"

UTILITY ROOM
4'7" x 3'2"

BEDROOM
8'7" x 10'3"

BATHROOM
5'6" x 7'8"

REAR COURTYARD

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This lovely ground floor flat is perfectly located in a sought after residential area. It displays a variety of modern features with period charm, has no upper chain and is ideal for a range of buyers.

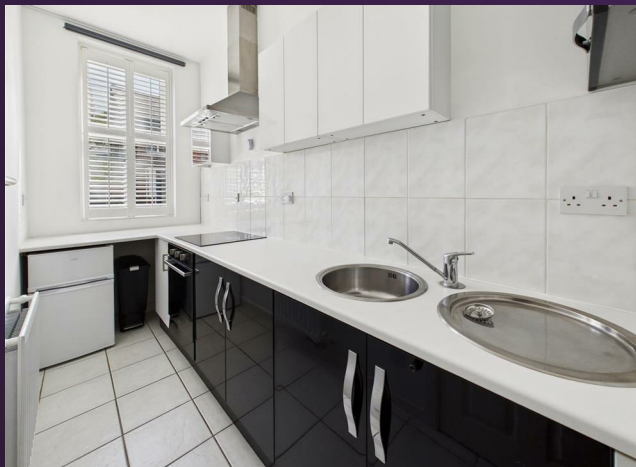
With over 400 square feet of accommodation on offer this lovely property consists of a vestibule with doors to a good sized lounge. From the lounge, there are doors to a modern kitchen with a range of units and contrasting worktops, with a single oven, 4 ring hob and doors to the utility space with washing machine. There is also a spacious bedroom with access to the rear courtyard and a modern bathroom with walk in rainfall shower, mounted washbasin and low level WC.

The fabulous location of this property makes for an exciting opportunity which can only be truly 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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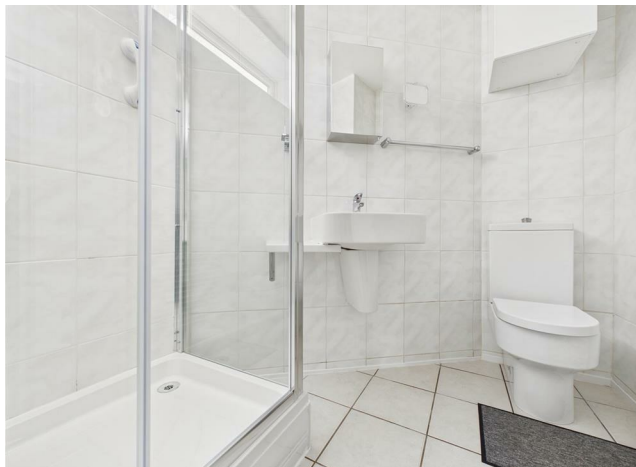
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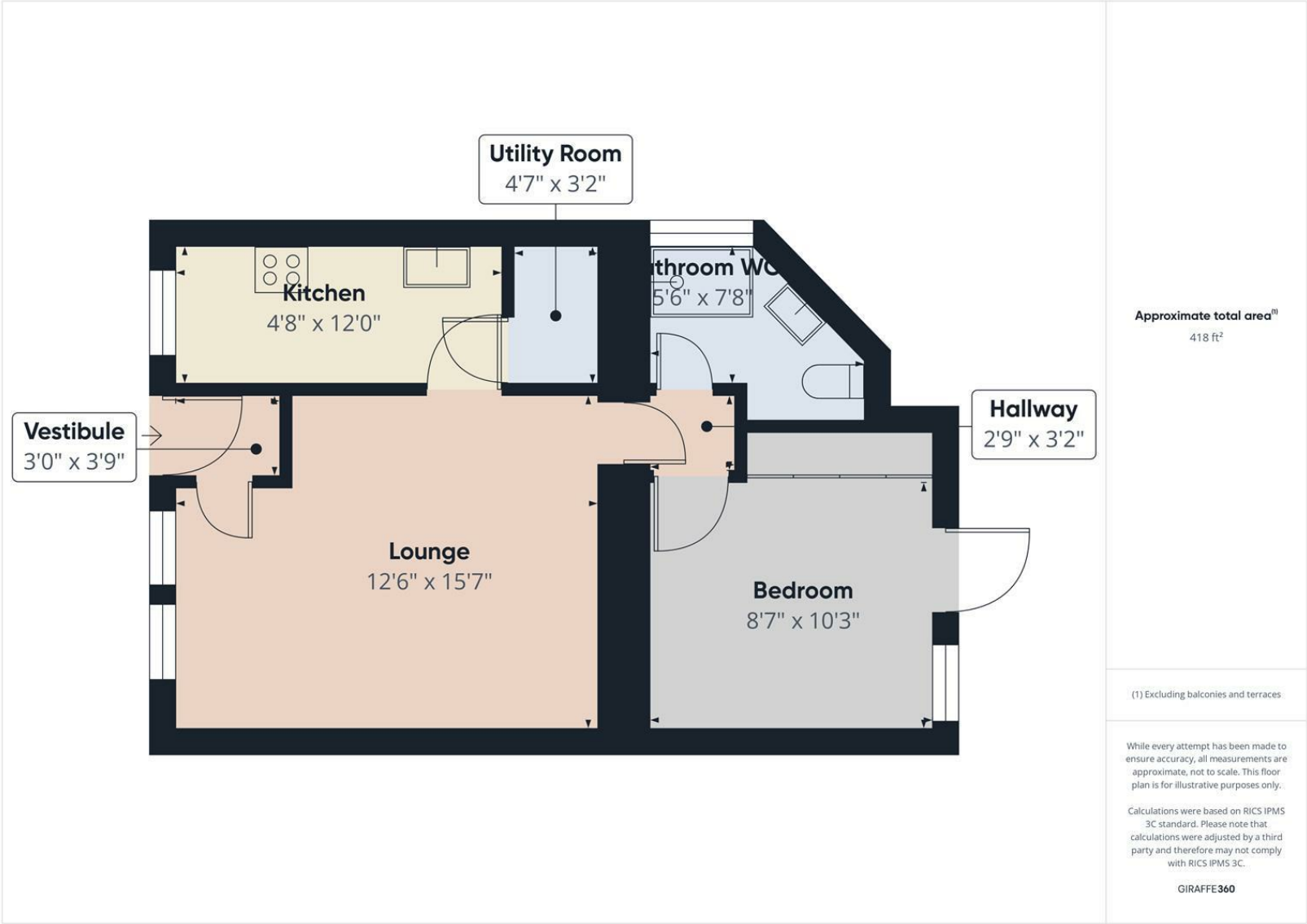


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SMOKE ALARMS

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 | | 75 |
| (69-80) C | 65 | |
| (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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