

FOR
SALE

6 ALMA PLACE, WHITLEY BAY NE26 2EQ
£157,500



2 BEDROOM FLAT

- TWO BEDROOM FIRST FLOOR FLAT
- SOUGHT AFTER RESIDENTIAL LOCATION
- CLASSIC KITCHEN
- BATHROOM & SEPARATE WC
- FRONT GARDEN & REAR YARD
- FABULOUS LOCATION
- NO UPPER CHAIN
- EPC RATING C

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VESTIBULE

LANDING

LOUNGE
10'6" x 17'7"

BEDROOM
14'10" x 11'3"

BEDROOM
7'4" x 11'9"

REAR LOBBY

KITCHEN
10'5" x 6'2"

BATHROOM
5'5" x 5'2"

SEPARATE WC
5'5" x 2'8"

FRONT GARDEN

REAR YARD

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This well presented, characterful, two bedroom first floor flat is perfectly located in a highly sought after residential location, has no upper chain and is ideal for a range of buyers.

With over 650 square foot of accommodation, this two bedroom property comprises of a vestibule with stairs to the landing, a light and spacious lounge and two good sized bedrooms, one with built in storage. From the lounge there is a door to the rear lobby leading to a bathroom which benefits from a panelled bath and shower over, pedestal washbasin and a separate low level WC. There is also a classic kitchen benefitting from a range of units with contrasting worktops and access to the rear yard. Externally the property benefits from a front garden and rear yard.

The fabulous location and generous size 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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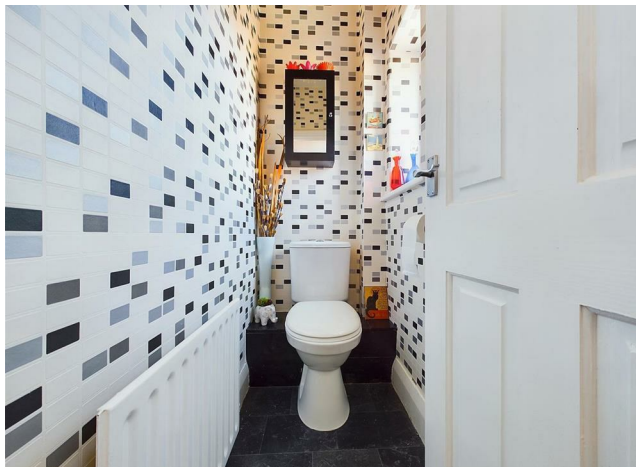
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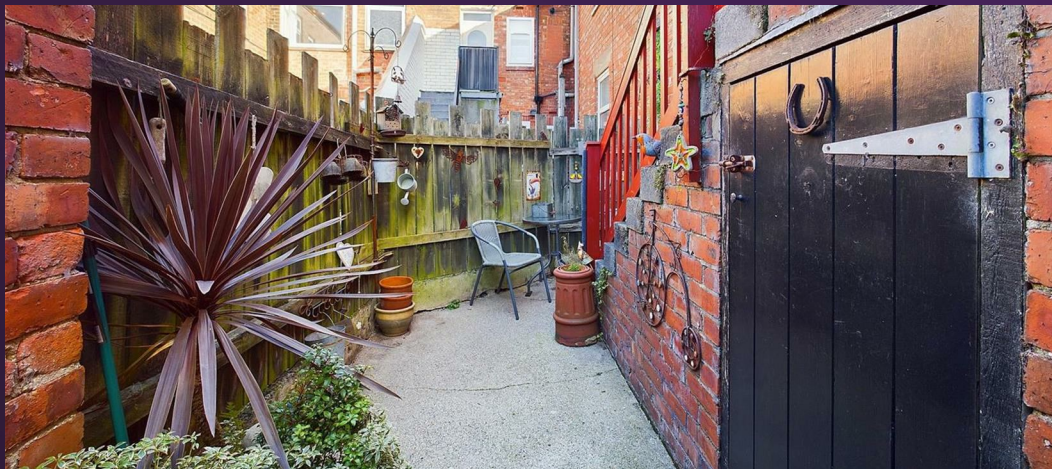
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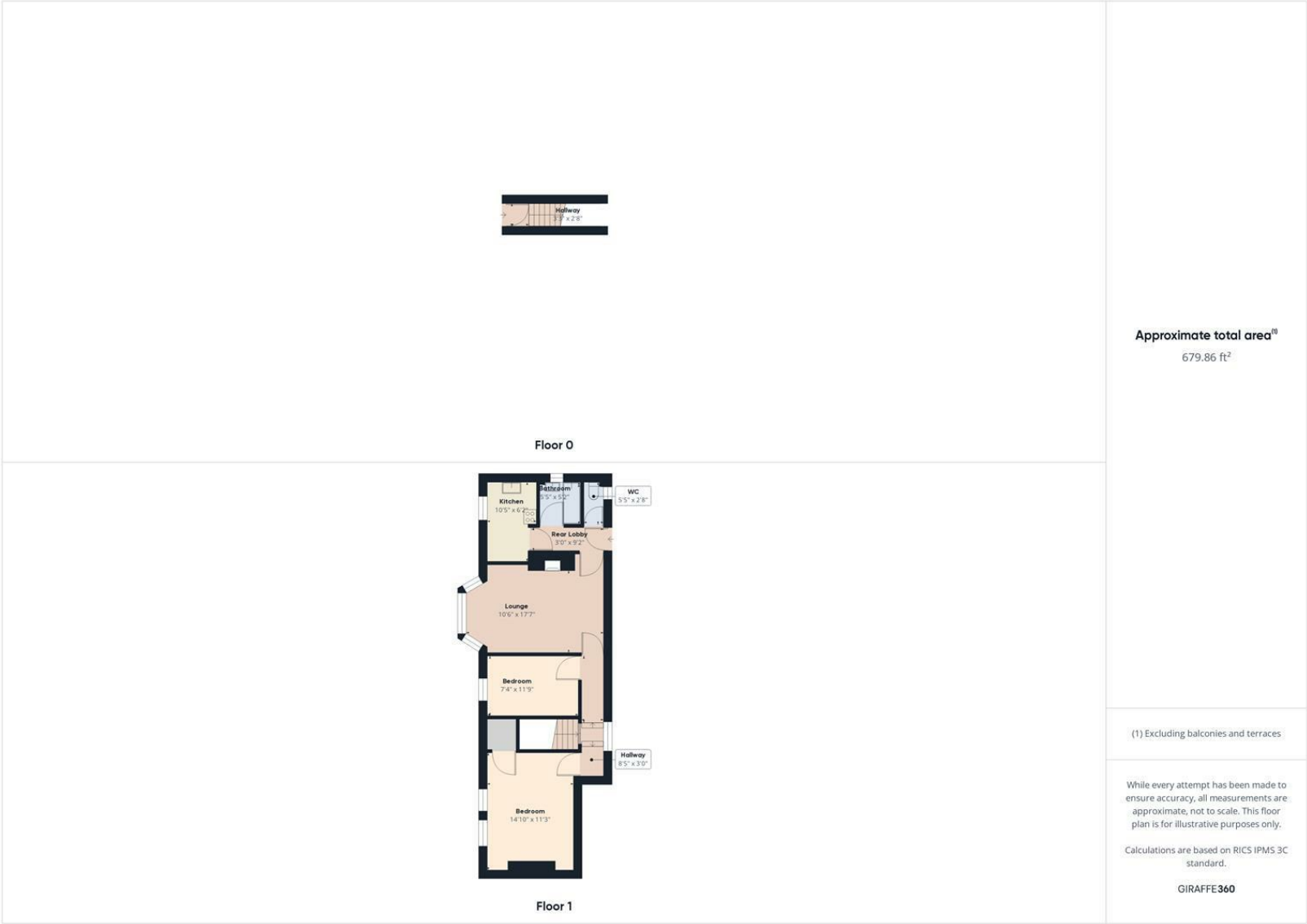


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SMOKE ALARMS

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	70	74
(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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