

FOR  
SALE

MARLBOROUGH HOUSE HOLYWELL AVENUE, WHITLEY BAY NE26

3AH

£299,950



2 BEDROOM FLAT

- TWO BEDROOM FIRST FLOOR APARTMENT
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN DINER
- GOOD SIZED BATHROOM WC & ENSUITE
- DETACHED GARAGE
- COMMUNAL GARDENS
- NO UPPER CHAIN
- EPC RATING PENDING

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ENTRANCE HALLWAY

RECEPTION ROOM  
19'9 x 16'9

KITCHEN DINER  
14'2 x 7'6

BEDROOM ONE  
14'4 x 10'5

ENSUITE  
10'5 x 5'4

BEDROOM TWO  
10'6 x 6'7

BATHROOM WC  
8 x 6'2

GARAGE

18'3 x 8'5

## MARLBOROUGH HOUSE HOLYWELL AVENUE, WHITLEY BAY NE26 3AH

\*\*\*PLEASE NOTE THAT THIS PROPERTY BENEFITS FROM A DETACHED GARAGE TO THE REAR \*\*\*

This beautiful and well presented flat, is situated on the first floor and is perfectly located on one of the most sought after streets within North Whitley Bay residential area. It has no upper chain, enjoys a variety of modern features and is ideal for a variety of buyers.

With over 900 square foot of accommodation this two bedroom flat consists of an L shaped entrance hallway with built in cloaks cupboard, a light and spacious reception room with feature fireplace and a modern kitchen diner benefitting from a range of units with contrasting worktops, space for an electric cooker with extractor hood over, space for fridge freezer, dishwasher or tumble dryer or washing machine. There are two bedrooms, the principal of which has fitted wardrobes, dressing table and drawers with a door to a good sized ensuite benefitting from a panelled bath, walk in shower, countertop washbasin with cupboard beneath and integrated WC. There is also a contemporary bathroom with panelled bath, countertop wash basin with cupboards beneath and integrated WC. Externally there is a detached garage and communal gardens.

The fabulous location, generous size and amazing condition 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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#### 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](#)

#### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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