







- Popular Location
- Unique Layout
- Four Bedrooms
- Three Bathrooms
- For Sale by Modern Auction
- T & C's Apply
- Subject to Reserve Price
- Buyers Fees Apply
- The Modern Method of Auction
- Call For More Information







\*\* Video Tours on our YouTube Channel | <https://youtu.be/r9FRfRDGLCc> \*\*

This incredibly unique, link detached four-bedroom property is located in the popular Cheviot View, in Whitley Bay.

For sale by Modern Method of Auction: Starting Bid Price £387,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

Internally the property briefly comprises to the ground floor: - entrance hallway and door opening to a generous garage/storage space with a snug/office area, offering potential to work from home and a shower room. To the first floor there is a fantastic, open plan living area with a modern fitted kitchen boasting a breakfast island, fitted units and integrated hob, double oven, and microwave. There are also two bedrooms, a shower room, and a stunning, bright and airy dining room, with a lantern roof and French doors opening to the balcony, seamlessly blending outside and in. To the second floor are a further two bedrooms, both with Velux windows, and the main with an en suite and sliding door wardrobes.

This property is positioned in an enviable location, only a short walk from The Promenade and Whitley Bay Beach. A wide variety of local amenities are within easy reach including cafes, bars, and restaurants. Excellent transport links are close by including the Metro, so you have a direct route towards Newcastle City Centre and surrounding areas. For the growing family, the property is well positioned for access to very well-regarded schools.

Early viewings come highly recommended. For more information, please call our Tynemouth branch on 0191 257 2000.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax band \*B\*.

Snug 12'2" x 17'3" (3.70m x 5.26m)

Living Area 37'5" x 18'6" (11.42 x 5.64)

Dining Room 12'0" x 10'8" (3.66 x 3.27)

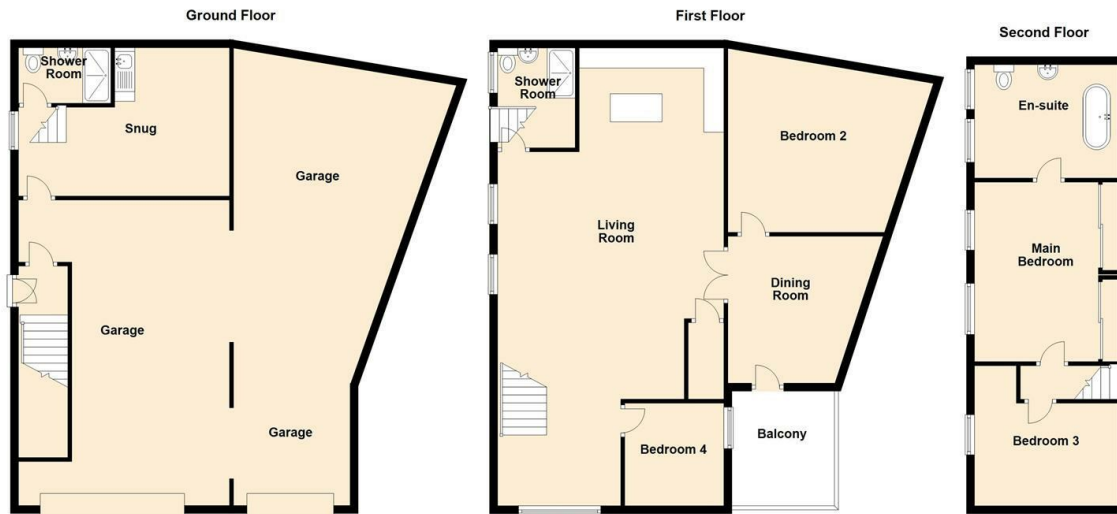
Main Bedroom 14'8" x 11'9" (4.48 x 3.59)

Bedroom Two 13'7" x 14'9" (4.15m x 4.51m)

Bedroom Three 8'0" x 11'9" (2.46 x 3.59)

Bedroom Four 8'4" x 8'1" (2.56 x 2.47)

Auctioneer's Comments



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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