

# SIGNATURE

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Prem

 Whitley Road, Whitley Bay NE26 2NE

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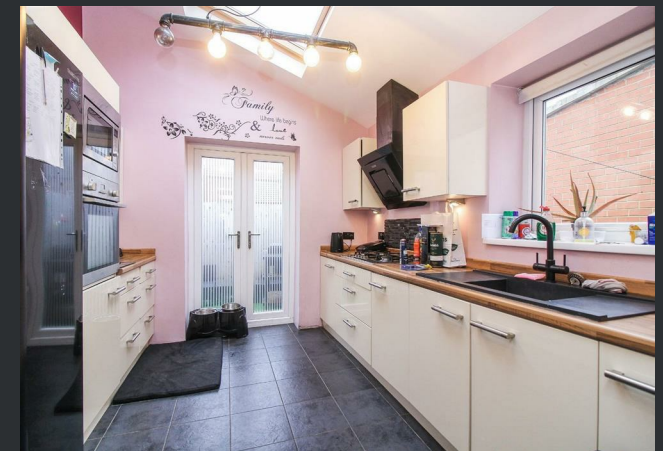
## Offers Over £170,000

Brand new to the sales market is this three bedroom maisonette on Whitley Road, Whitley Bay. This property boasts spacious living split over three floors, modern decor and styling throughout and a private roof terrace and rear yard.

Through the front entrance there are stairs that lead to the main floor and access to the utility room and family bathroom. The fully modernised bathroom benefits from a large soaker tub and double walk in shower unit. There is also access to the rear yard from here.

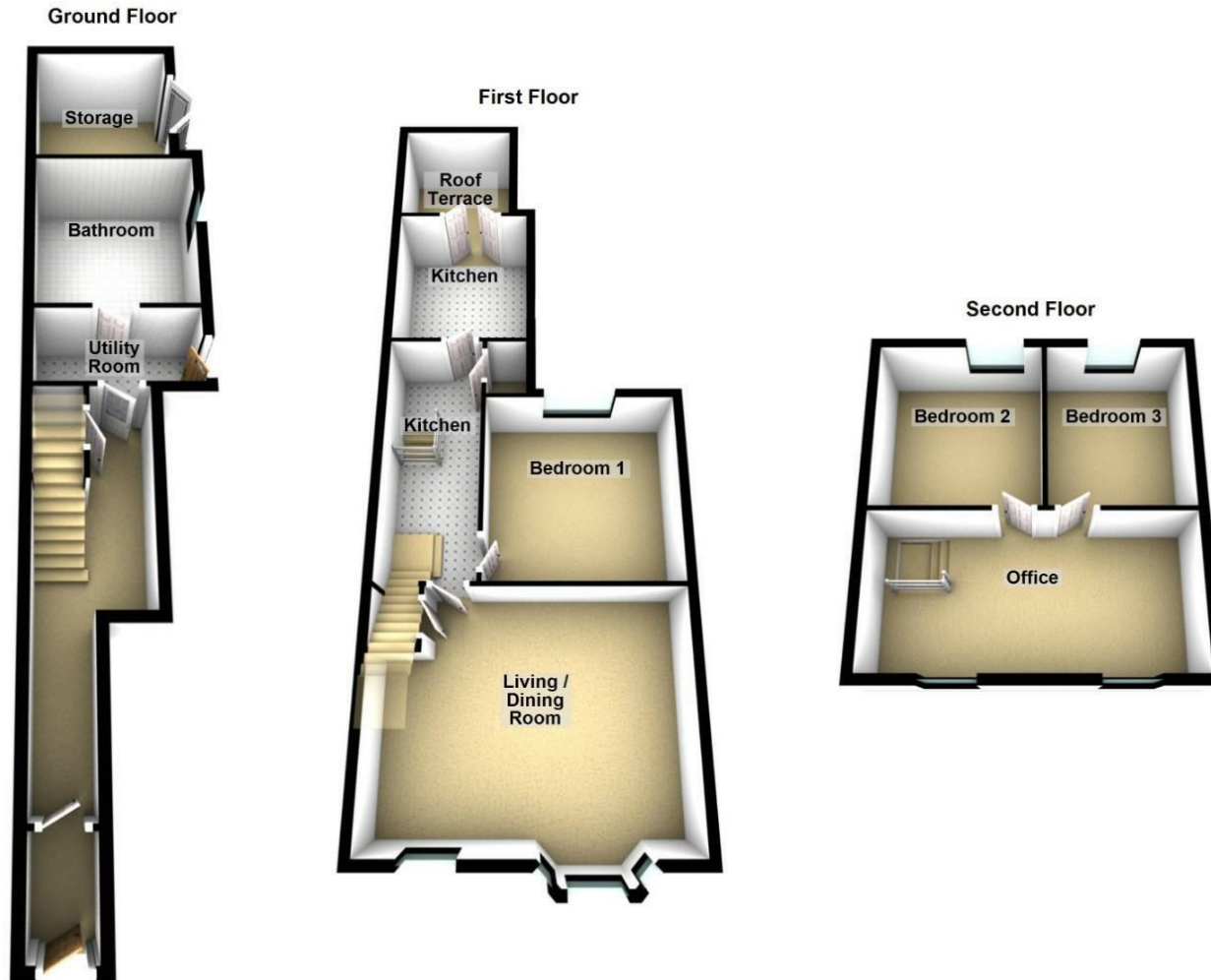
The first floor finds the main living room to the front which spans the entire width of the property. There is a large bay window that floods the room with natural daylight, a feature fireplace and ample space for both living and dining. Behind the living room is the first of the three bedrooms which is a sizeable double. The kitchen to the rear has a full range of fitted wall and floor units with a variety of integrated appliances. There is also a vaulted ceilings with velux windows and french door access to the private roof terrace.

Up to the next floor is two spacious double bedrooms and a large landing area, currently used as a home office.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living / Dining Room  
19'6" x 17'5"

Kitchen  
10'6" x 9'6"

Office  
17'5" x 9'4"

Bedroom One  
12'7" x 12'7"

Bedroom Two  
10'7" x 10'2"

Bedroom Three  
10'7" x 7'0"

Bathroom  
10'0" x 9'4"

Utility Room  
9'5" x 4'6"

## 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>		
(55-68) <b>D</b>	65	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC







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