



## Marine Avenue, Whitley Bay



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	79
(69-80)	C		
(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	



### Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £275,000

## Description

FULLY RENOVATED THREE BEDROOM FIRST FLOOR APARTMENT SITUATED CLOSE TO THE SEAFRONT AND AMENITIES IN WHITLEY BAY - NO UPPER CHAIN

We welcome to the market this spacious three bedroom first floor apartment which is centrally located in Whitley Bay. Offering modern interiors, open plan living and two bathrooms. Appealing to a range of buyers looking to take full advantage of living by the coast.

Briefly comprising: Secure communal entrance with stairs to the first floor. Private entrance hallway leading to all rooms and benefitting from a built in storage cupboard. The open plan lounge/kitchen/diner offers a great space with a bay window to the front and a fireplace. There are a modern range of fitted units with a peninsular for seating. Integrated appliances include an electric hob, oven, extractor fan, washing machine, dishwasher, microwave and fridge/freezer. There are three double bedrooms, one of which benefits from an En-suite shower room with hand basin and W.C. The main bathroom comprises a bath, separate shower, hand basin, W.C. and heated towel rail. Externally to the rear is a parking bay.

The property is ideally located close to the recently rejuvenated Spanish City and promenade. The popular shopping area of Park View offers an array of local shops as well as a fantastic choice of restaurants, cafes and wine bars.

## Communal Entrance

## Private Hallway

## Lounge/Kitchen/Diner

19'9" x 14'6"

## Bedroom

11'1" x 10'7"

## En-suite

6'3" x 2'11"

## Bedroom

12'5" x 8'11"

## Bedroom

12'9" x 9'0"

## Bathroom

8'2" x 5'10"

## Externally

To the rear is a parking bay.

## Tenure

Leasehold

