



# Marine Avenue, Whitley Bay



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 65                      | 66        |
| (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 £285,000

## Description

NEWLY REFURBISHED STUNNING THREE BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE COURTYARD AND FRONT GARDEN SITUATED CLOSE TO THE SEA FRONT IN WHITLEY BAY - NO UPPER CHAIN

Brannen & Partners welcome to the sales market this immaculate three bedroom apartment which has been fully refurbished throughout. Conveniently located within Whitley Bay close to local shops and the regenerated Spanish City and promenade.

Briefly comprising: Private front entrance into vestibule, leading into the spacious open plan lounge/kitchen/diner, offering modern fitted wall and base units which includes an electric hob, oven, extractor fan, fridge/freezer, dishwasher and microwave. There are three double bedrooms, one of which has double doors leading out to a private courtyard and benefits from an en-suite shower room with W.C. and hand basin. The main bathroom consists of a bath, separate shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a designated parking space and a private courtyard, to the front is a garden.

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.

### Private Front Entrance

### Entrance Vestibule

### Lounge/Kitchen/Diner

21'0" x 17'6"

### Bedroom

11'0" x 10'11"

### En-Suite

6'7" x 2'11"

### Bedroom One

12'7" x 8'11"

### Bedroom Two

12'9" x 8'11"

### Bathroom

8'3" x 5'8"

### Externally

Externally to the rear is a designated parking space and a private courtyard, to the front is a garden.

### Tenure

Leasehold

