



North Parade, Whitley Bay



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

Offers Over £160,000

Description

WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT SITUATED ONLY A STONE'S THROW FROM THE SEAFRONT IN WHITLEY BAY - NO UPPER CHAIN

Brannen & Partners welcome to the sales market this well presented two bedroom first floor flat which is conveniently located close to amenities and the newly regenerated promenade in Whitley Bay. Benefitting from good size accommodation, open plan lounge/kitchen and separate dining room.

Briefly comprising: Secure communal entrance, stairs to the first floor. Private hallway leading to all rooms. The open plan lounge/kitchen is a bright space with a large bay window to the front and a good range of fitted wall and base units which includes a gas hob, electric oven and extractor fan. A door gives access to a dining room which could be utilised as another bedroom.

There are two double bedrooms, one of which benefits from fitted wardrobes. The bathroom comprises a bath, shower over, W.C. and fitted vanity unit housing a hand basin.

Whitley Bay is a popular coastal town with a fantastic selection of cafés and restaurants as well as the recently refurbished Dome at the Spanish City. There are good road and local transport links in to the city centre and to other coastal towns as well as highly regarded schools at all levels.

Secure Communal Entrance

Private Hallway

Lounge/Kitchen

23'11" x 11'10"

Dining Room

9'11" x 6'7"

Bedroom

11'5" x 9'3"

Bedroom

10'11" x 8'1"

Bathroom

7'3" x 5'10"

Tenure

Leasehold

