

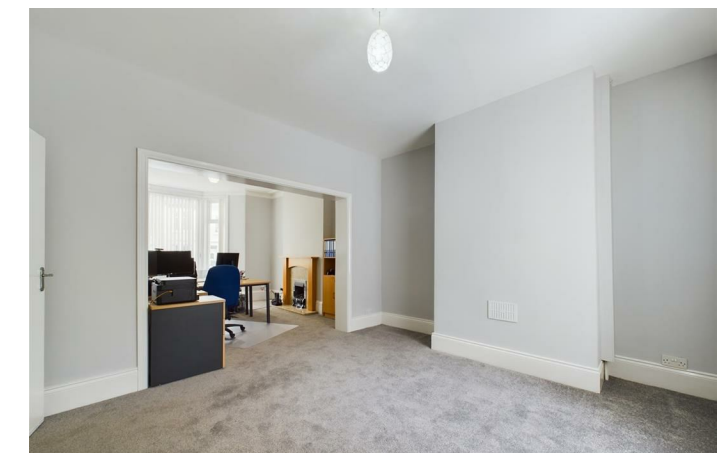
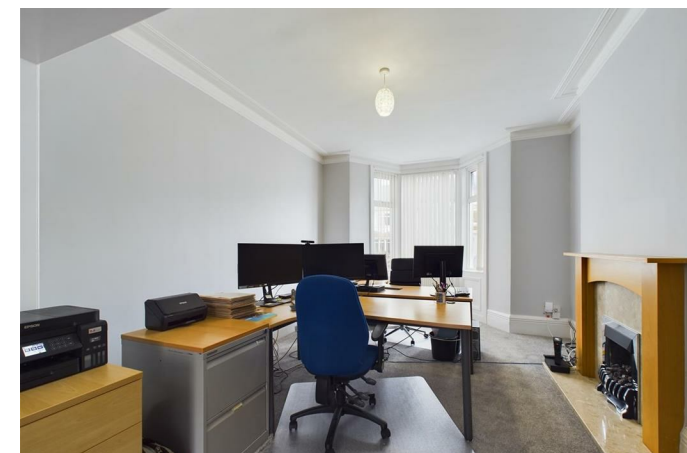


Margaret Road, Whitley Bay



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	56	
(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

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN WHITLEY BAY ONLY MINUTES FROM THE SEAFRONT OFFERED WITH NO UPPER CHAIN

Brannen and Partners are delighted to welcome to the market this three bedroom semi detached property situated in Whitley Bay as well as being close to Cullercoats and the seafront. Offering open plan living, new carpets throughout, freshly painted and a private yard.

Briefly comprising: Entrance vestibule to the hallway with stairs to the first floor. The living room is generously proportioned with a bay window overlooking the front of the property and a feature fireplace housing a gas fire (this room is being used temporarily as an office) . An opening leads to the dining room with access to the kitchen which has fitted wall and base units including a gas hob, electric oven and extractor fan. A door opens out to the private rear yard.

To the first floor is a good size landing with built in storage. There are three bedrooms, two of which are generous sized doubles and the bathroom has a bath with shower over, hand basin, W.C. and heated towel rail.

Externally to the rear is a private yard with a garage door offering off street parking if required.

This property is ideally located close to local shops, cafes and restaurants. It is also within walking distance to the Metro station in Cullercoats and Whitley Bay and is well placed for ease of access to major road links into the city centre and other coastal towns. The property is a few minutes walk from Rockliffe First School as well as the beach offering an array of watersports and activities all year round.

Entrance Vestibule

Hallway

Living Room

15'5" x 12'1"

Dining Room

12'11" x 12'4"

Kitchen

9'1" x 7'0"

Bedroom

13'3" x 10'8"

Bedroom

11'9" x 10'7"

Bedroom

8'5" x 5'7"

Bathroom

6'11" x 6'5"

Externally

To the rear is a private yard with a garage door offering off street parking if required.

Tenure

Freehold

