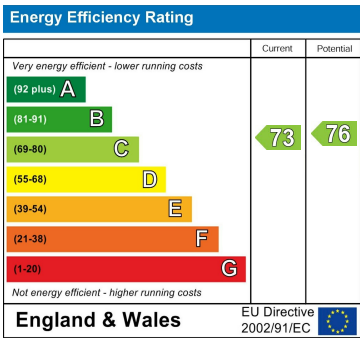




Gorsedene Avenue, Whitley Bay



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 £145,000

Description

IMMACULATLY PRESENTED GROUND FLOOR ONE BEDROOM FLAT, IDEALLY SITUATED WITHIN THE SOUGHT AFTER AREA OF WHITLEY LODGE

Brannen & Partners welcome to the market this immaculately presented ground floor one bedroom flat, perfectly positioned within the heart of Whitley Lodge. Fully refurbished by the current owner, this ideal home boasts modern interiors throughout. Benefitting from a bright front facing living space, sizeable bedroom, contemporary kitchen and modern bathroom, in addition to a shared rear courtyard and front town garden. This ideal property appeals to a range of buyers including downsizers, first time buyers and buy to let investors.

Briefly comprising: Private entrance vestibule with direct access to the living room.

Positioned to the front of the home, the inviting living space is flooded with natural light creating a warm feel. Adjacent to the living room, the sizeable bedroom is also front facing, benefitting from an integral storage cupboard also.

Progressing into the rear of the property, the contemporary kitchen presents a variety of white high gloss fitted wall and base units, framed with solid wood worktops. Integrated appliances include: hob, electric oven, extractor and dishwasher, as well as space for a washing machine and fridge/freezer.

Completing the configuration, the modern bathroom is partially tiled offering a minimalist design and comprises a bath with shower overhead, vanity wash basin with storage underneath and W.C, complete with an integral storage cupboard.

Externally, a shared courtyard sits to the rear. Low maintenance in design, the space benefits from patio, gravelled areas and artificially turfed raised platform, complete with access to the rear lane and an external storage cupboard. Meanwhile, a small gravelled town garden is positioned within the boundary to the front, perfect for catching the evening sunshine.

This property is ideally located close to local shops, cafes and restaurants, and is only a few minutes walk from Whitley Bay seafront. The local transport links are also easily accessible, as well as access to major road links into the city centre and other coastal towns nearby.

Front Town Garden

Entrance Vestibule
3'0" x 3'5"

Living Room
16'1" x 11'6"

Bedroom
12'6" x 9'7"

Kitchen
8'7" x 15'8"

Bathroom
5'6" x 5'5"

Shared Rear Garden

Tenure
Leasehold - Share of Freehold - 958 years remaining

Personal Interest
In accordance with the Estate Agent's Act 1979, prospective buyers should be aware that the owner of this property is a relative of an employee of Brannen & Partners.

