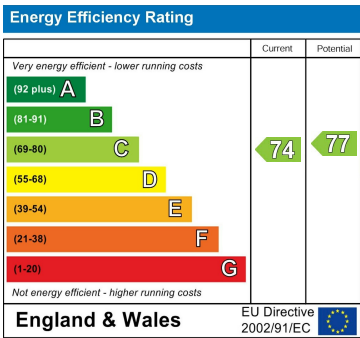




Rockcliffe Avenue, Whitley Bay



**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 £260,000



Description

SPACIOUS TWO BEDROOM FIRST FLOOR FLAT WITH PRIVATE YARD AND FRONT GARDEN SITUATED CLOSE TO AMENITIES AND SEAFRONT IN WHITLEY BAY

Brannen & Partners are delighted to offer to the market this beautifully presented two bedroom first floor flat situated on a quiet pedestrianised street, lined with beautiful flowers that bloom throughout the spring and summer months. Boasting stylish interiors, partial sea views, kitchen/diner, spacious private yard and front garden.

Briefly comprising: Welcoming private entrance hallway where stairs lead to the first floor landing giving access to all rooms. Overlooking the front of the property is an inviting living room featuring a bay window, decorative coving and picture rail. The well equipped kitchen/diner has a modern range of fitted wall and base units, integrated appliances include an electric hob, oven, extractor hood, dishwasher, washer/dryer and space for a fridge/freezer. A handy utility room provides a generous amount of storage, plumbing for a washing machine and access out to the rear yard.

There are two double bedrooms and bathroom comprising a bath with shower over, W.C. hand basin housed within a vanity unit and heated towel rail.

The loft hatch is accessed from the landing, there is a generous amount of space within the loft showing fantastic potential for conversion with the relevant permissions.

Externally to the rear is a generous sized private yard offering a pleasant seating area or off street parking if required. To the front is a recently landscaped garden with planting and paving.

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 to the beach offering an array of watersports and activities all year round.

Entrance Hallway

Living Room  
17'1" x 12'2"

Kitchen/Diner  
12'4" x 10'9"

Utility Room  
9'7" x 9'6"

Bedroom One  
13'11" x 10'11"

Bedroom Two  
14'3" x 8'5"

Bathroom  
6'8" x 6'2"

Externally

To the rear is a generous sized private yard offering a pleasant seating area or off street parking if required. To the front is a recently landscaped garden with planting and paving.

Tenure  
Leasehold

