

TO LET

156C WHITLEY ROAD, WHITLEY BAY NE26 2NA  
£1,200 PER MONTH



2 BEDROOM HOUSE - END TERRACE

- TWO BEDROOM END TERRACE HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- OPEN PLAN LOUNGE & KITCHEN DINER
- BEAUTIFUL BATHROOM WC & DOWNSTAIRS WC
- SOUTH FACING REAR YARD
- UNFURNISHED & AVAILABLE AUGUST
- EPC RATING C

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ENTRANCE HALLWAY

LOUNGE & KITCHEN DINER  
16'10 x 13'5 & 10'9 x 7'3

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
13'2 x 10

BEDROOM TWO  
13'6 x 7'3

BATHROOM WC  
9'6 x 6'4

REAR YARD

## 156C WHITLEY ROAD, WHITLEY BAY NE26 2NA

This modern and immaculately presented, end terrace house is perfectly located in a urban area. It boasts a wealth of modern features, is available in August, is unfurnished and ideal for a range of tenants.

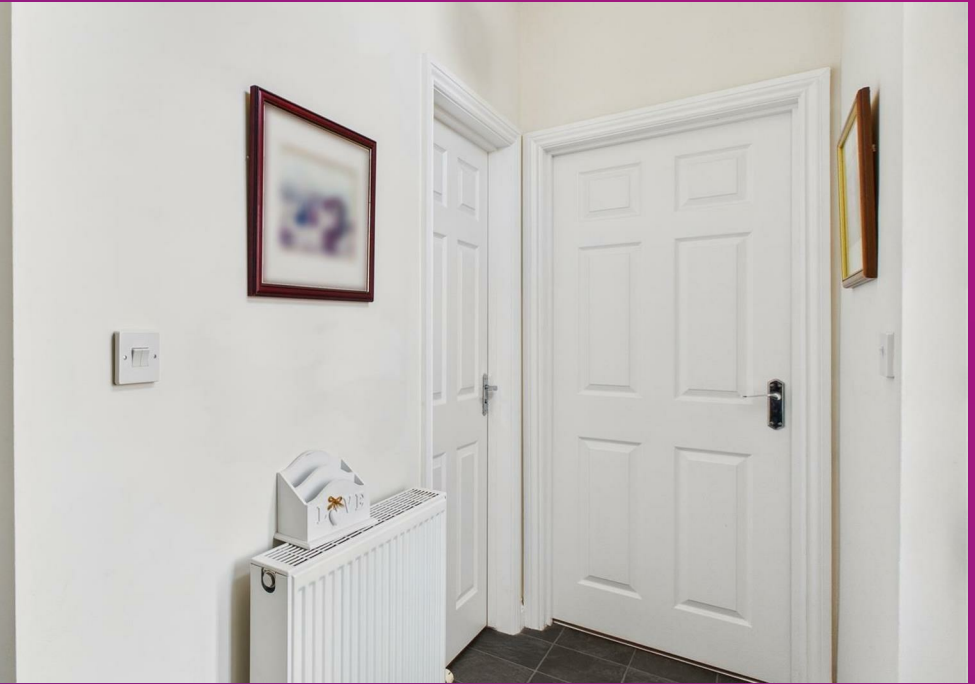
With over 750 square feet of accommodation set over two floors, this charming property consists of a welcoming entrance hallway with stairs up to the first floor and doors to the lounge and downstairs WC. The modern and open plan lounge and kitchen diner easily accommodates a lounge area as well as space for a dining table. The kitchen benefits from a range of units with contrasting worktops, single oven, fridge freezer, dishwasher and washer dryer. To the first floor there are two spacious bedrooms, one with built in wardrobes, and a beautiful bathroom with integrated bath, walk in rainfall shower, pedestal wash basin and low level WC. Externally there is a well maintained, south facing rear yard with decked patio and block paving.

The generous size and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

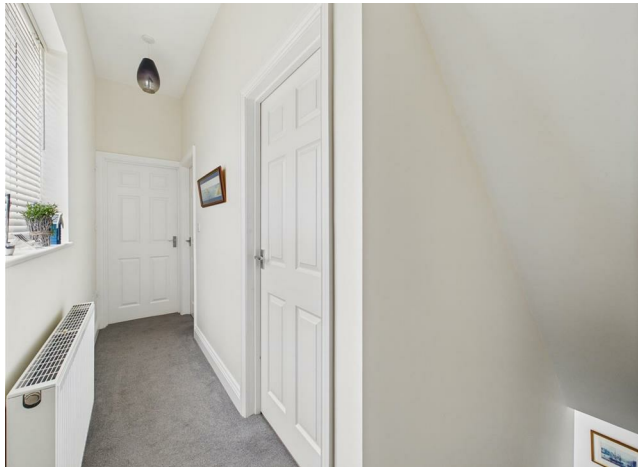
Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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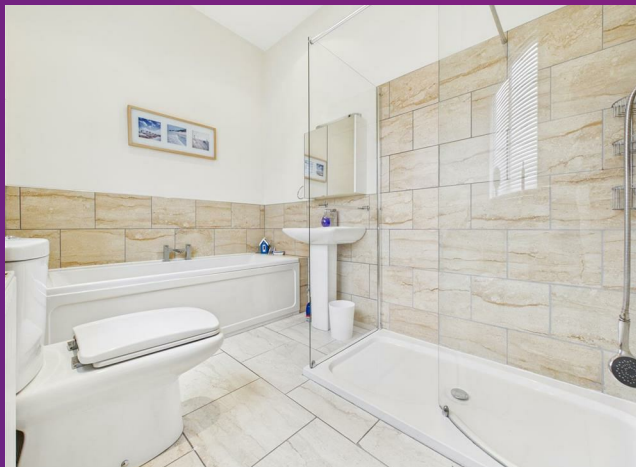


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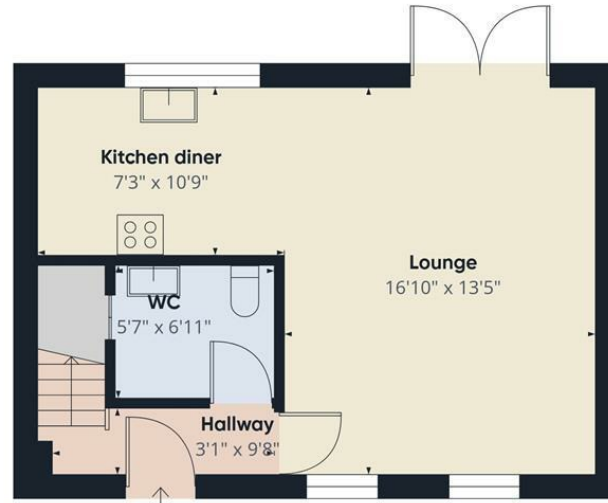


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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
765 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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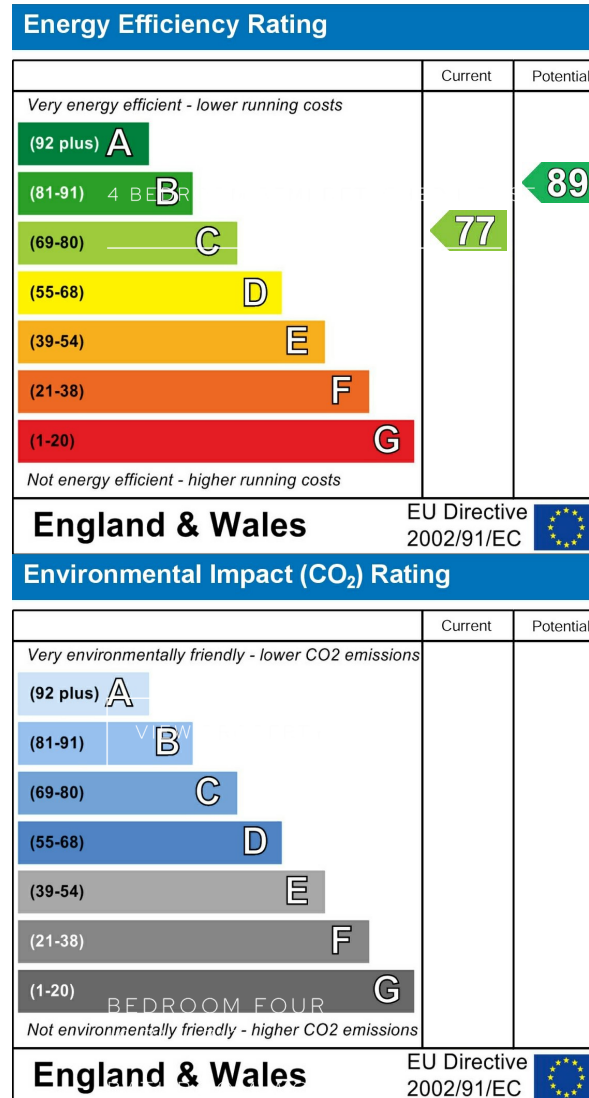
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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