FOR SALE

34 ILFRACOMBE GARDENS, WHITLEY BAY NE26 3SJ
£275,000



3 BEDROOM FLAT/APARTMENT

- THREE BEDROOM GROUND FLOOR FLAT
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- CONTEMPORARY LOUNGE & KITCHEN DINER
- STYLISH ENSUITE & BATHROOM WC
- FRONT TOWN GARDEN
- CHARMING SECLUDED REAR YARD
- EPC RATING C

VIEW PROPERTY

ENTRANCE HALLWAY

LOUNGE & KITCHEN DINER
16'1 x 12'11

BEDROOM
12'3 x 12'2

ENSUITE
8'7 x 7'1

BEDROOM
12'7 x 11'9

BEDROOM
11'10 x 9'6

BATHROOM WC
6'2 x 6'1

FRONT TOWN GARDEN

REAR YARD

EMBLEYS
ESTATE
AGENTS

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This beautiful and characterful ground floor flat has been thoughtfully enhanced to create a stylish and contemporary home, offering over 915 sq ft of generous and versatile accommodation. Ideally positioned within a highly sought after residential location, this lovely property will appeal to a wide range of buyers and must be viewed to be fully appreciated.

The accommodation begins with a welcoming entrance hallway leading to a stunning open plan lounge, kitchen and dining space. The stylish kitchen is fitted with a range of units, solid wood worktops, double oven, induction hob, chimney hood and integrated appliances, including a fridge freezer and dishwasher.

There are three well proportioned bedrooms, one of which is currently used as an additional reception room, offering excellent flexibility. The principal bedroom benefits from a beautiful contemporary ensuite shower room, complete with walk in shower, vanity wash basin with storage cabinet beneath and integrated WC. The main bathroom is equally impressive, featuring a bath with double shower over, vanity wash basin with storage and integrated WC.

Externally, the property enjoys a front town garden, whilst to the rear is a charming and secluded yard, providing a lovely private space to relax and unwind.

The generous proportions, stylish presentation and fabulous location combine to make this a wonderful opportunity.

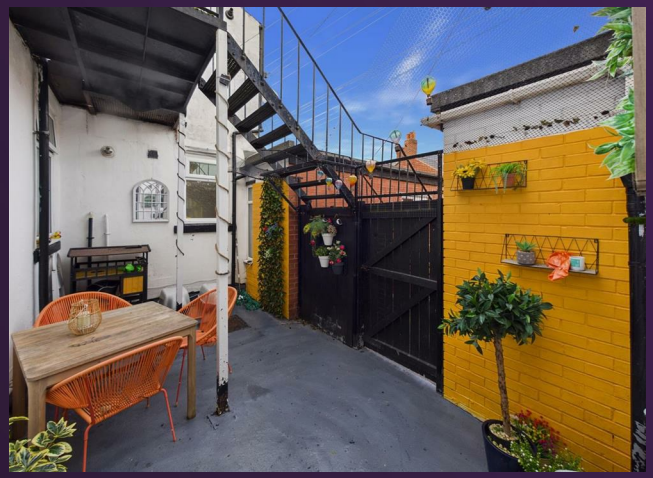
Whitley Bay is a beautiful seaside town, renowned for its blend of traditional charm and contemporary lifestyle. The vibrant town centre offers an excellent selection of independent shops, boutiques, cafes and restaurants, alongside well-regarded schools and excellent transport links, including Metro connections. With its stunning coastline, relaxed atmosphere and fantastic amenities, Whitley Bay remains a highly desirable place to call home.

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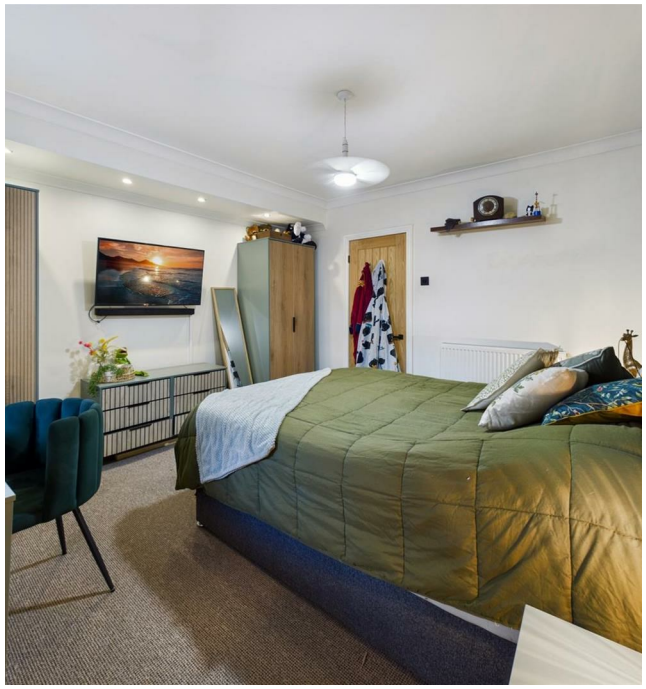






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FLOORPLAN

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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.

VIEW PROPERTY

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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