

Elmwood Grove | Whitley Bay | NE26 1LU

Offers Over £150,000

The shortest of walks to the promenade, beach, amenities and close to the vibrant, award winning Whitley Bay town centre we just love this period, ground floor flat, positioned beautifully on the end of this sought after, pedestrianised street. Available with no onward chain and showcasing fabulous room sizes, new carpets and some gorgeous sea views from the bedroom, what's not to love!!! Fabulous sized lounge with bay window, contemporary and stylish kitchen with integrated appliances, inner hallway with storage, splendid bathroom with electric shower, double bedroom with distant sea views! Private and enclosed front garden area, private front door! Wonderful! What a lifestyle this opportunity offers!

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Short Walk to the Beach

Close to Promenade and Town

Beautifully Presented

Period Lower Flat

Large Lounge with Bay and Fireplace

Contemporary Kitchen

Modern Bathroom with

Double Bedroom with Sea

Private Front Patio Garden

No Onward Chain





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Double Glazed Entrance Door to:

LOUNGE: 16'7 x 18'5, (5.05m x 5.61m), into feature double glazed bay window and alcoves, gorgeous feature fireplace and hearth, two radiators, door to:

INNER LOBBY: door to:

KITCHEN: 12'06 x 6'9, (3.66m x 2.06m), a contemporary and stylish range of white base, wall and drawer units, high gloss roll edge worktops, integrated gas hob, electric oven, plumbed for automatic washing machine, brick effect tiling, one and a half bowl sink unit with mixer taps, modern flooring, radiator

BEDROOM ONE: (side): 12'03 x 11'4, (3.66m x 3.45m), into recess, with some gorgeous, distant sea and promenade views, radiator, double glazed window

HALLWAY: storage cupboard, door to:

BATHROOM: 12'0 x 5'0, (3.66m x 1.52m), delightful, modern bathroom, showcasing, bath, electric shower, pedestal washbasin, low level w.c., tiled splash-backs, tiled floor, radiator, extractor

EXTERNALLY: Private front patio garden, walled and fenced with gated access

PARKING: Permit parking, one owner and one visitor pass

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Permit Parking/ One Permit and additional visitors permit

MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

TENURE
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 125 Years from 28/02/2008 (107) years remaining:
Ground Rent: Peppercorn

COUNCIL TAX BAND: A

EPC RATING: C

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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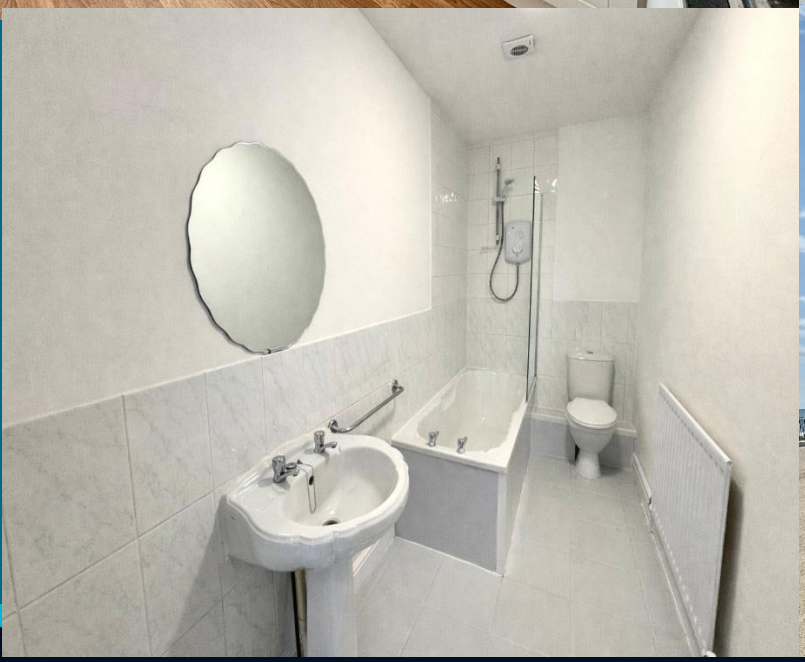
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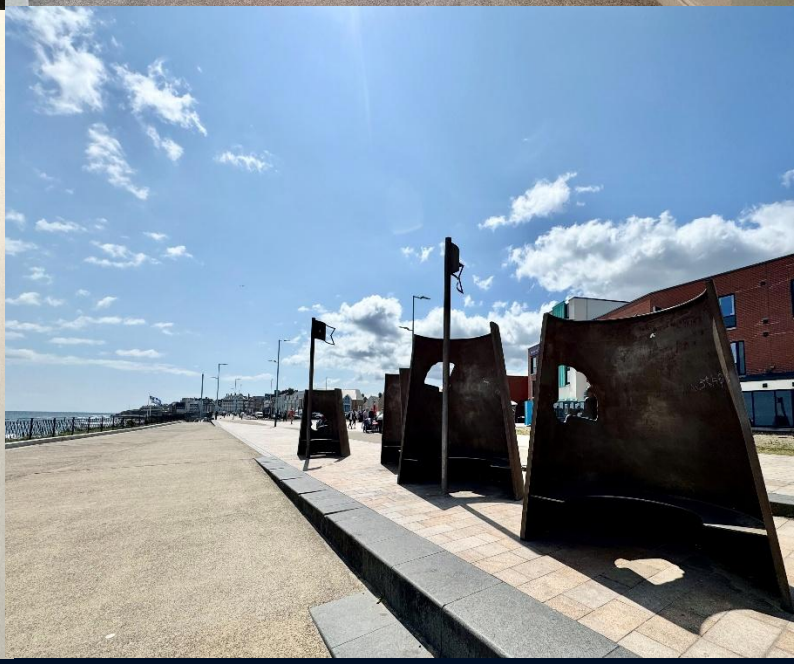






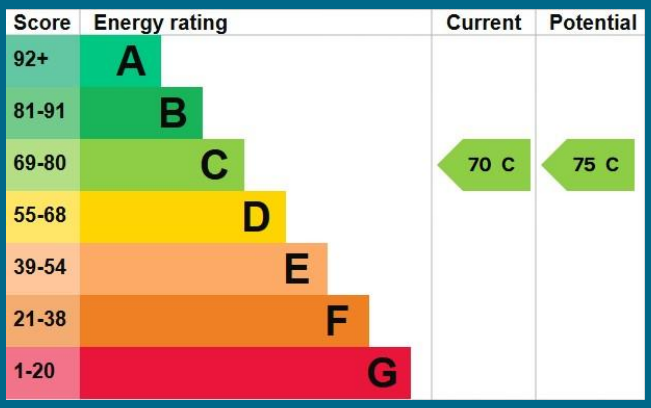






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FLOORPLAN PENDING

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