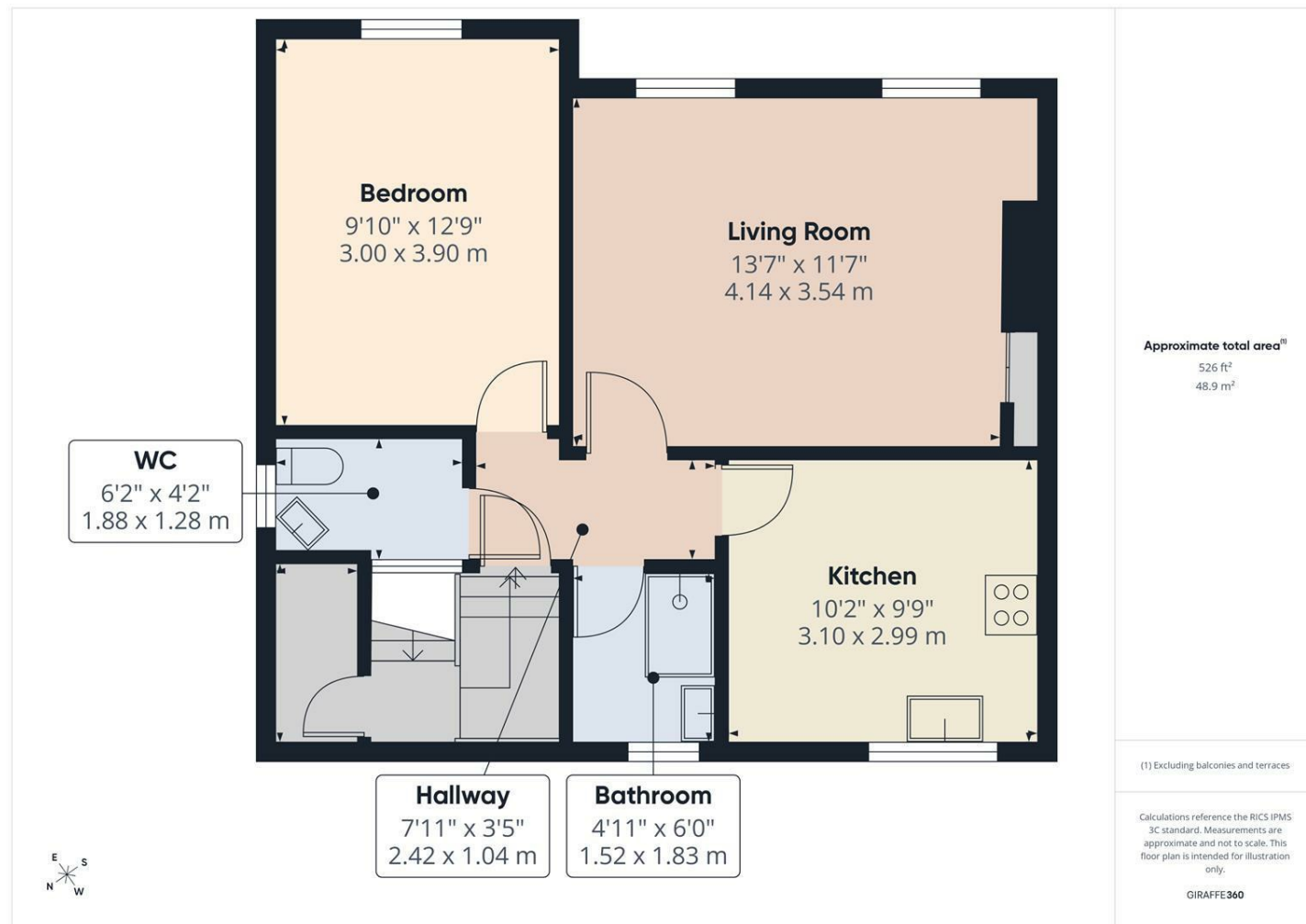




## Hillheads Road, Whitley Bay



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



### 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 £99,950

## Description

WELL PROPORTIONED ONE BEDROOM FIRST FLOOR FLAT IDEALLY SITUATED WITHIN WHITLEY BAY - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this one bedroom first floor flat, ideally positioned within Whitley Bay. Boasting well proportioned accommodation throughout, the property presents an ample living space, bedroom, well sized breakfasting kitchen, separate shower room and WC, complete with communal rear garden.

Briefly comprising: Communal entrance offers access to both flats and a private integral storage cupboard to the landing.

Once inside, the hallway connects to all rooms.

Positioned to the front of the home, the ample living space enables a multitude of layouts, whilst housing integral storage. Situated to the rear, the breakfasting kitchen is also well sized, displaying a variety of white high gloss wall, base and drawer units incorporating an oven, hob and extractor, as well as designated space for appliances and a breakfasting table.

Across the hallway, the spacious bedroom overlooks the front of the home, able to accommodate a variety of furniture. Finalising the property, the thoughtfully designed shower room is furnished with a walk in shower and pedestal wash basin, with a separate WC sitting to the right.

Externally, the communal rear garden with initial patio and lawn offers a westerly aspect, inviting the sun throughout the afternoon. There is a shed in situ for external storage use.

Whitley Bay is a popular coastal town with highly regarded schools at all levels. There are excellent transport links including the metro as well as excellent road links in to the city centre. The property is within easy reach of Whitley Bay centre with its array of shops, cafes and restaurants.

## Communal Entrance

### Storage Cupboard

### Hallway

7'11" x 3'4"

### Living Room

13'6" x 11'7"

### Kitchen

10'2" x 9'9"

### Bedroom

9'10" x 12'9"

### Shower Room

4'11" x 6'0"

### WC

6'2" x 4'2"

## Communal Garden

### Tenure

Leasehold - 99 years remaining

