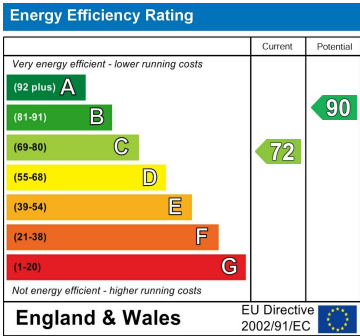




Margaret Road, Whitley Bay



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 £200,000

Description

BEAUTIFULLY APPOINTED TWO BEDROOM FIRST FLOOR FLAT SITUATED CLOSE TO THE SEAFRONT IN WHITLEY BAY

Brannen & Partners are delighted to welcome to the market this attractive two bedroom first floor flat, conveniently located close to amenities in Whitley Bay and Cullercoats. Boasting period features, high ceilings, stylish interiors, dining kitchen and a private yard.

Briefly comprising: The entrance vestibule leads to a staircase rising to the first floor landing, which provides access to all principal rooms.

Positioned to the front of the property, the generously proportioned living room enjoys an abundance of natural light from a large bay window and benefits from attractive sea views. Character features include a decorative fireplace with electric fire, ceiling rose, coving and alcove detailing.

There are two well proportioned double bedrooms, with one situated to the front elevation and the other overlooking the rear of the property.

The stylish kitchen/dining room offers an excellent range of wall and base units, an electric hob and oven, plumbing for a dishwasher, and space for a freestanding fridge freezer. A central island provides the perfect space for everyday dining and entertaining. The room further benefits from a large rear facing window and useful alcove storage.

From the kitchen, a small staircase leads down to a practical utility area, which includes plumbing for a washing machine, additional storage space and a window providing natural light and ventilation.

The stylish bathroom comprises a WC, wash hand basin with storage cupboard beneath, and a bath with overhead shower. A window allows for natural light and ventilation.

To the rear of the utility area, a door provides access to steps leading down to a private paved yard.

Externally, the rear yard benefits from gated access to the rear lane and double gates providing off street parking if required. To the front, there is a town garden, adding to the property's appeal.

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.

Entry
3'4" x 3'4"

Landing
7'6" x 4'5"

Living Room
13'8" x 13'7"

Kitchen
13'9" x10'0"

Utility Space
7'11" x 3'9"

Bedroom
9'9" x 7'10"

Bedroom
10'4" x 7'9"

Bathroom
6'2" x 4'10"

Private Rear Yard

Tenure
Leasehold
Term : 999 years from 12 July 1991

