



## 35 Fairways, Whitley Bay, NE25 9YG Offers in excess of £475,000

Located in the charming area of Fairways, Whitley Bay, this home presents an excellent opportunity for those seeking a spacious property in a vibrant coastal community. With scope for cosmetic refurbishment, the property offers strong potential to add value and personalise it to your taste.

Whitley Bay is renowned for its stunning beaches, picturesque promenades, and a variety of local amenities, making it an ideal location for families and individuals alike.

The property boasts a spacious layout, providing practical and versatile living. The ground floor comprises a fitted kitchen and utility room, a living room leading through to a dining room, and a WC. On the upper floor, there are four well-proportioned bedrooms, including a principal bedroom with an ensuite, along with a family bathroom.

Externally, the property benefits from a private garden, garage, and driveway parking, offering additional convenience and storage.

Whitley Bay is well-connected by public transport, providing convenient access to nearby towns and cities, making it an excellent choice for commuters. The local schools are highly regarded, adding to the appeal for families looking to settle in a nurturing environment. Fairways is situated close to local amenities including Sainsbury's Supermarket & West Monkseaton Metro station, convenient for bus services which connect up with Whitley Bay Town centre, and is in the catchment area for 3 excellent local schools.

Call us today to book a viewing.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce 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.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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