FOR SALE

58 VILLAGE COURT, WHITLEY BAY NE26 3QA
£185,000

2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM GROUND FLOOR FLAT
- SOUGHT AFTER RESIDENTIAL AREA
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN
- ADAPTED WETROOM
- NO UPPER CHAIN
- EPC RATING C
- OVER 55 COMPLEX

VIEW PROPERTY

ENTRANCE HALLWAY

RECEPTION ROOM
19'3 x 11'9

KITCHEN
8'11 x 6'8

BEDROOM
10'10 x 8'6

BEDROOM
8'10 x 6'8

WETROOM WC
6 x 5'7

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58 VILLAGE COURT, WHITLEY BAY NE26 3QA

A fantastic opportunity to acquire this well presented two bedroom ground floor flat, situated within a sought-after residential area of Whitley Bay. Offering a superb layout, ramped access and convenient single level living, the property would make an ideal home for those looking towards retirement or seeking easily accessible accommodation.

The property is entered via a welcoming hallway, with doors leading to all rooms and providing a practical flow throughout.

The light and spacious reception room benefits from a dual aspect, creating a bright and pleasant space ideal for relaxing and entertaining.

The kitchen is fitted with a good range of wall, base and drawer units, complemented by contrasting worktops. There is a single eye-level oven, four-ring hob and microwave, also including space for a washing machine providing a practical and functional kitchen.

The spacious main bedroom benefits from fitted wardrobes, offering excellent storage, while the second bedroom provides a versatile additional room suitable for guests, hobbies or other requirements.

The accessible wet room comprises a walk-in shower, pedestal wash basin and low-level WC, providing practical facilities for those seeking ease of access.

Externally, the property benefits from ramped access, further enhancing its suitability for those looking for convenient ground floor living.

Ideally positioned within a popular residential location, this attractive flat combines comfort, practicality and accessibility. With its spacious accommodation, superb layout and convenient location, early viewing is highly recommended to appreciate all that this lovely home has to offer.

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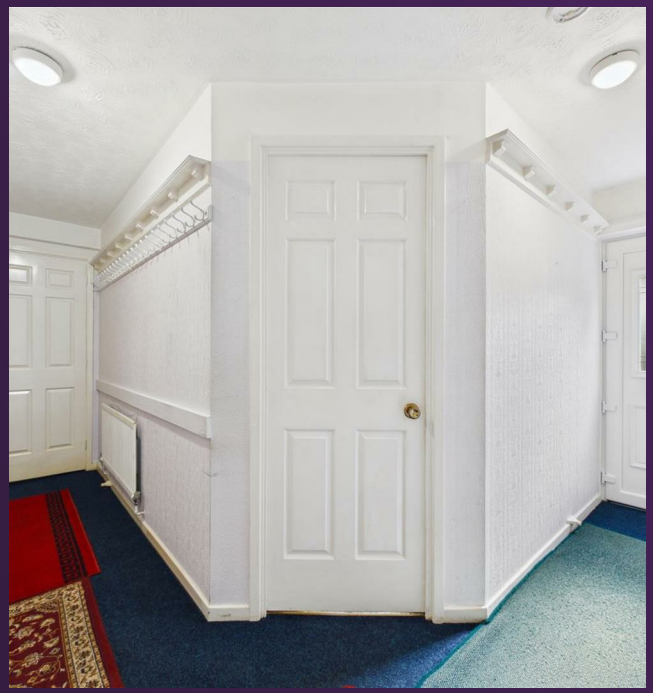

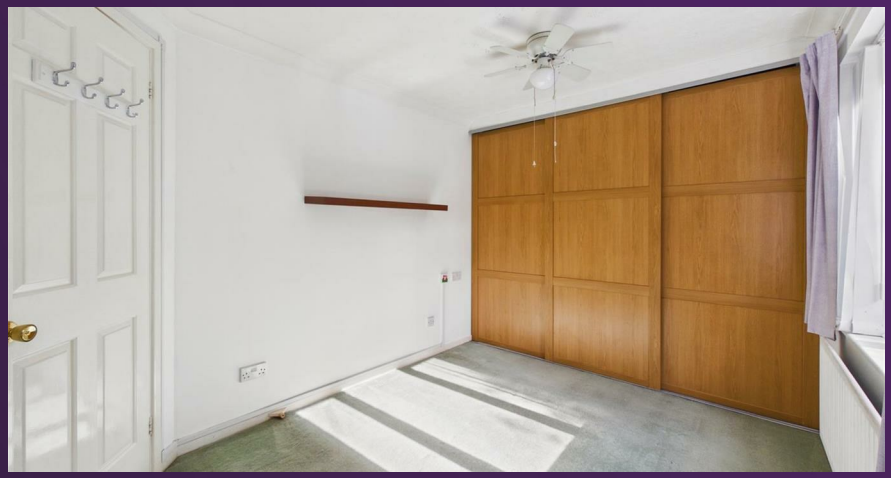

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FLOORPLAN

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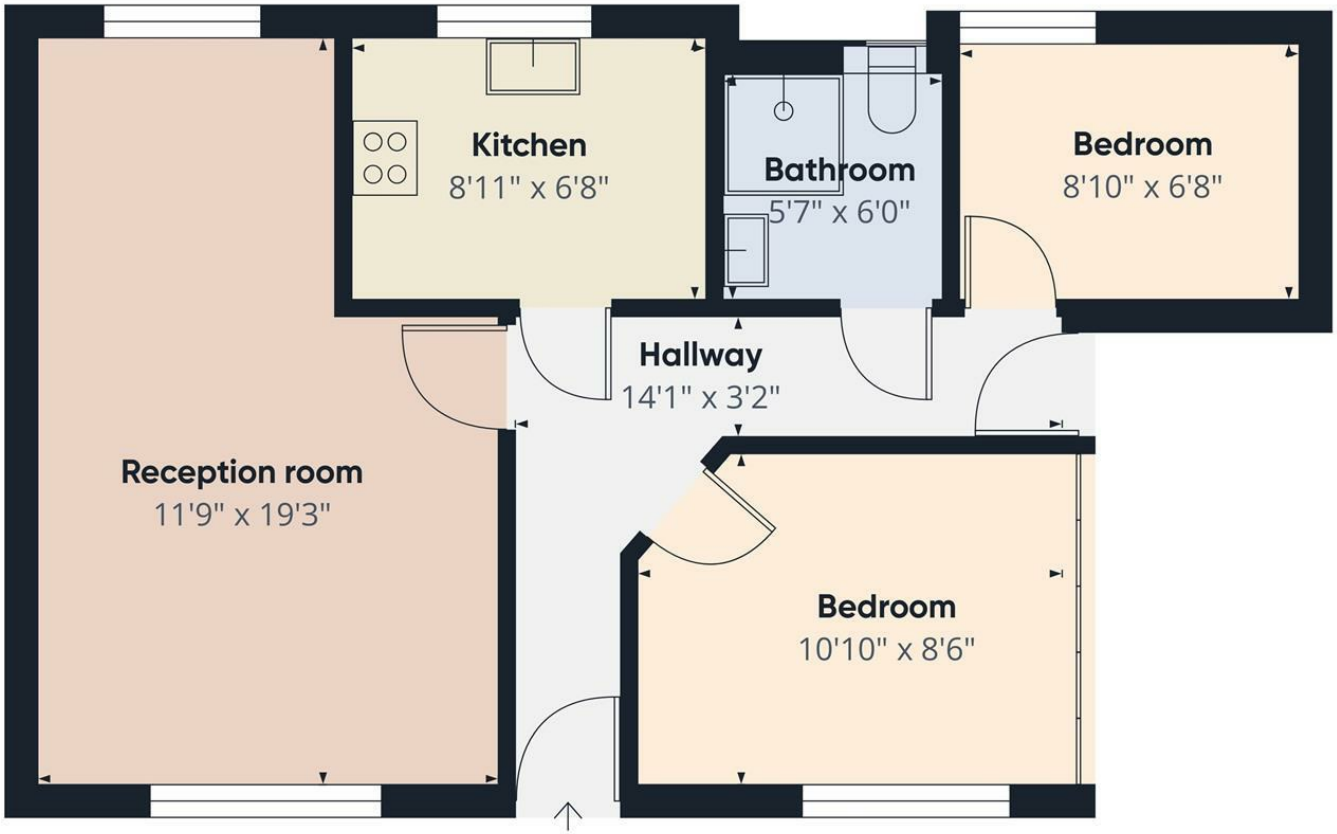

Approximate total area(1)

523 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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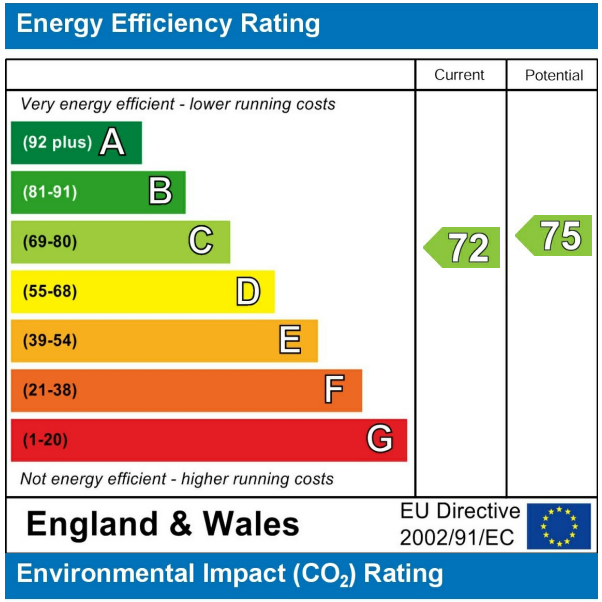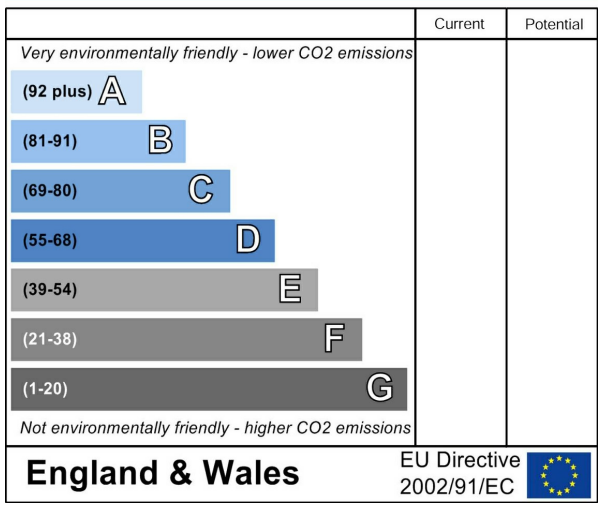
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