

FOR
SALE

26B BIDEFORD GARDENS, WHITLEY BAY NE26 1QW
£159,000



2 BEDROOM FLAT

- TWO BEDROOM UPPER FLOOR FLAT
- SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- MODERN BREAKFASTING KITCHEN
- BATHROOM WC
- SHARED REAR YARD
- NO UPPER CHAIN
- EPC RATING C

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ENTRANCE

RECEPTION ROOM
17'9 x 13'1

BREAKFASTING KITCHEN
9'5 x 6'10

BEDROOM ONE
12 x 7'6

BEDROOM TWO
7'11 x 7'11

BATHROOM WC
6'4 x 5'1

SHARED REAR YARD

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Situated in North Whitley Bay, this lovely and beautifully presented first floor flat offers stylish accommodation in a fantastic setting. Renowned for its attractive tree-lined streets, excellent local amenities, highly regarded schools and easy access to the stunning coastline, North Whitley Bay continues to be a firm favourite with a wide range of buyers. Offered for sale with no upper chain, this superb home is perfectly suited to first time buyers, professionals, downsizers or investors alike, combining a fabulous location with a well-planned layout.

The property is accessed via a private entrance with stairs leading to the first floor, where you are welcomed into a light and spacious reception room that forms the heart of the home. From here, doors lead to the kitchen, both bedrooms and the bathroom, creating an easy-flowing and practical layout.

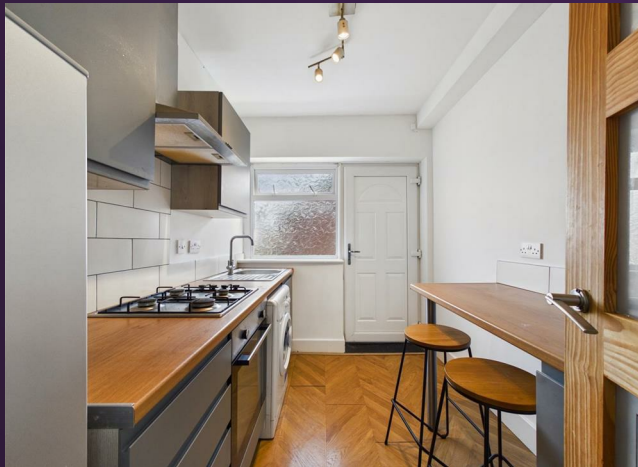
The modern kitchen is fitted with an attractive range of wall, base and drawer units, complemented by contrasting work surfaces and a useful breakfast bar. Integrated appliances include an oven, gas hob and chimney-style extractor hood, with additional space provided for a washing machine. A rear door leads to external stairs giving access to the shared rear yard.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes providing excellent storage. The bathroom is fitted with a white suite comprising a panelled bath, pedestal wash hand basin and low level WC.

With its superb presentation, spacious accommodation and enviable location close to shops, cafés, transport links and the beautiful seafront, this delightful home represents a fantastic opportunity to purchase a ready-to-move-into property in one of Whitley Bay's most desirable areas. Early viewing is highly recommended.

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FLOORPLAN

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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.

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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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		79
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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