

FOR
SALE

58 OXFORD STREET, WHITLEY BAY NE26 1AD
£325,000



3 BEDROOM HOUSE - MID TERRACE

- THREE BEDROOM MID TERRACE HOUSE
- POPULAR RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- BATHROOM WC
- FRONT TOWN GARDEN
- WEST FACING REAR YARD
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
15'1 x 11'11

RECEPTION ROOM
13'4 x 11'2

KITCHEN
14'6 x 9'3

LANDING

BEDROOM
13'10 x 12

BEDROOM
13'11 x 8'5

BEDROOM
9'4 x 6'6

BATHROOM WC
7'7 x 3

FRONT TOWN GARDEN

REAR YARD

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This beautiful, mid terrace house was built in the 1920's and is perfectly located in a popular residential area. It boasts an array of modern features with period charm and is ideal for a range of buyers.

With over 1000 square feet of accommodation set over two floors, this well presented property consists of a vestibule and entrance hallway with stairs up to the first floor and a door to the front facing reception room. This reception room is light and elegant with a bay window, period feature fireplace and it is open to the second reception room. The modern kitchen benefits from a range of units with contrasting worktops, space for a range oven with chimney hood over and spaces for a dishwasher, fridge freezer and washing machine. To the first floor there are three bedrooms, two bedrooms with fitted wardrobes and the main bedroom also has a cast iron period feature fireplace. The family bathroom includes a bath with shower over, pedestal wash basin and low level WC. Externally there is a front town garden and west facing rear yard with roll top garage door providing the option of off street parking.

The location and condition of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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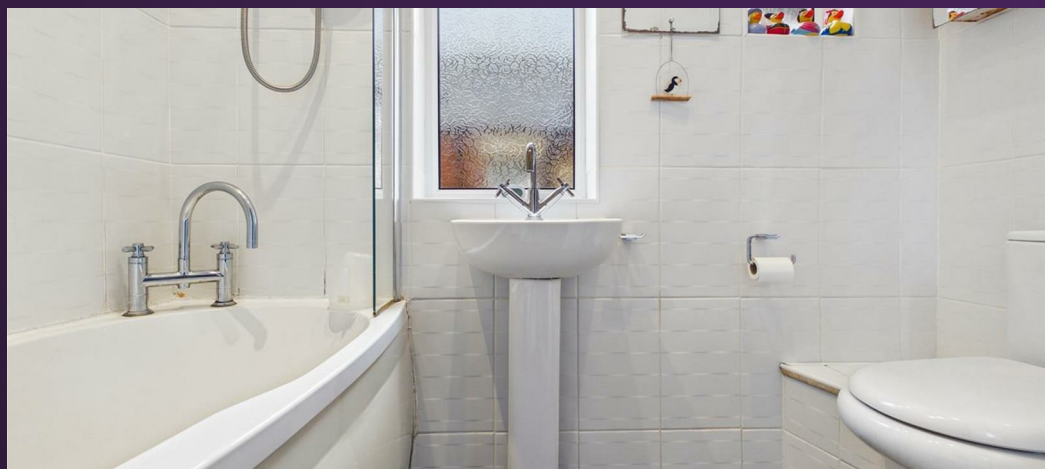
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SMOKE ALARMS

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		
(69-80) C		75
(55-68) D	68	
(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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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