


Jan Forster

Waterloo Road | Wellfield | Whitley Bay | NE25 9JE

Auction Guide £225,000




4 2 1

- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee
- Four Bedrooms
- Semi Detached Home
- Desirable Address
- Utility Room
- Storage Space
- Driveway
- Rear Garden
- Call For More Information












* Video Tour on our YouTube Channel | https://youtu.be/0-FWyRstIKo *

This extended, four-bedroom, semi-detached home is positioned in an extremely desirable residential area, on Waterloo Road in Whitley Bay.

For sale by Modern Method of Auction: Starting Bid Price £225,000 plus Reservation Fee
This property is for sale by The Great North Property Auction powered by iam-sold.

Internally the property briefly comprises to the ground floor an entrance hallway, spacious lounge, dining room with access to the rear and fitted kitchen which features fitted wall and floor units and an integrated oven and hob. From here there is access to a handy utility room and useful storage space. To the first floor are four good-sized bedrooms and a family bathroom WC, all accessed off the central landing. Further benefits include gas central heating and double glazing.

Externally there is a garden to the front alongside a driveway for off street parking, and access to the storage space via a garage door. To the rear there is a garden with a patio area and lawn. A great space to relax in the warmer months.

The location offers an excellent blend of convenience and lifestyle, with a wealth of local amenities, independent shops, cafés and restaurants all within easy reach. Whitley Bay town centre is close by, while excellent Metro links provide convenient connections further afield. For growing families, the property is also ideally placed for access to a selection of local schools, making it a practical choice for family life.

For leisure and days out, the beautiful seafront and The Links are nearby, with popular attractions including Spanish City and the Whitley Bay Playhouse adding to the appeal.

For more information and to book a viewing please call 0191 236 2070.

Tenure
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: C

Lounge 12'2" x 10'7" (3.72 x 3.25)

Dining Room 17'3" x9'4" (5.28 x2.87)

Kitchen 15'10" x 7'0" (4.84 x 2.14)

Bedroom One 12'2" x 10'9" (3.73 x 3.30)

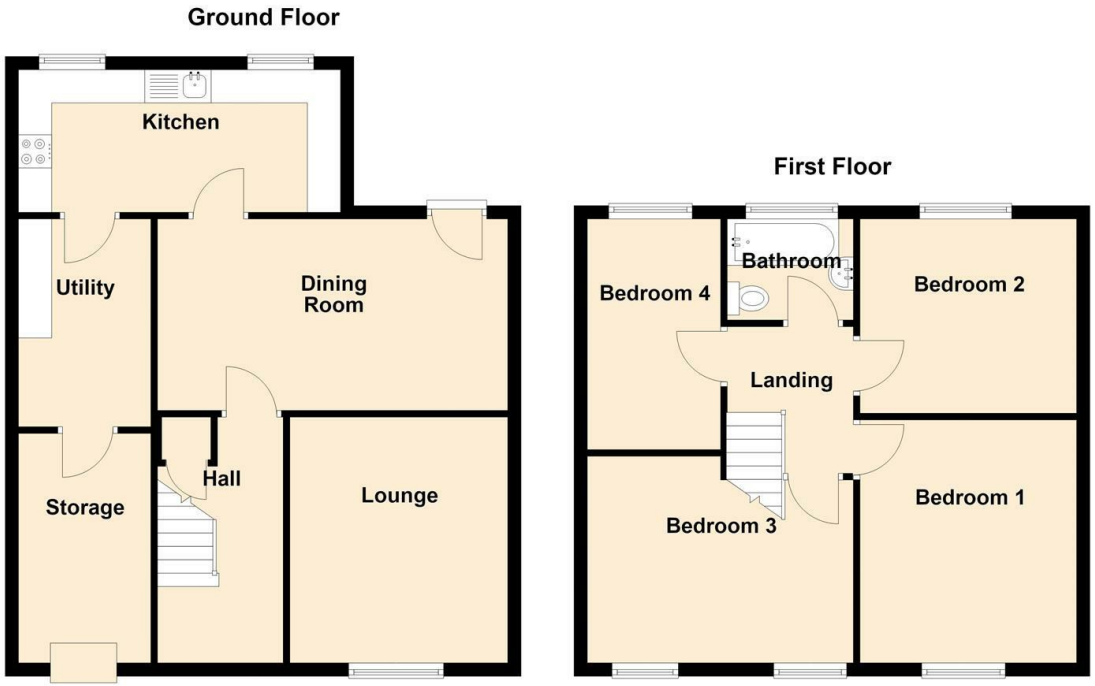
Bedroom Two 10'9" x 9'6" (3.30 x 2.92)

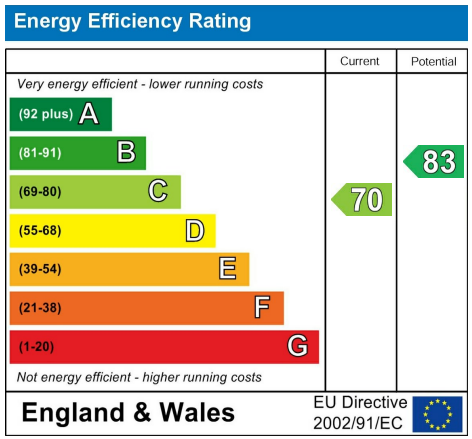
Bedroom Three 13'11" x 8'9" (4.25 x 2.69)

Bedroom Four 11'4" x 6'6" (3.46 x 2.00)

Utility Room 10'0" x 6'5" (3.07 x 1.98)

Auctioneer's Comments




## The difference between house and home

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