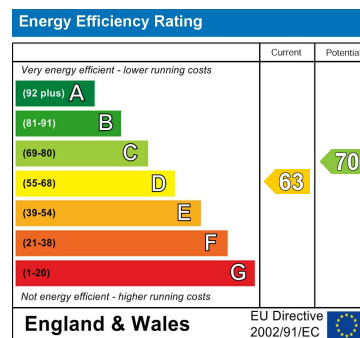




# Ashton Way, Whitley Bay



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £165,000

## Description

WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT SITUATED WITHIN THE SOUGHT AFTER AREA OF WHITLEY LODGE - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this well presented two bedroom first floor flat, situated within this popular area of Whitley Lodge. Boasting spacious accommodation throughout, the property benefits from; two double bedrooms, considerable living space, modern kitchen and contemporary bathroom, complete with private rear yard.

Briefly comprising: Private and ample entrance houses two storage cupboards, access to the rear yard and stairs to apartment itself.

Upon the first floor, the bright and spacious lounge opens up, with a dual aspect flooding the room with natural light. From here the kitchen and central hallway can be accessed.

Modern in design and well equipped, the kitchen offers a good range of wall, base and drawer units, and offers designated space for appliances.

Situated to the rear, the two bedrooms are double in size and house fitted wardrobes. Sitting adjacent, the contemporary bathroom has been thoughtfully configured. Furnished with a walk in rainfall shower, integral WC, heated towel rail and pedestal wash basin.

Externally, there is private self contained courtyard with gate access to the rear lane.

Whitley Bay is a popular coastal town with a good selection of cafés and restaurants, as well as the recently refurbished Dome at the Spanish City. There are good road and local transport links in to the city centre and other coastal towns, as well as highly regarded schools at all levels.

### Entrance Hallway

19'8" x 5'10"

### Living Room

11'3" x 18'9"

### Kitchen

11'0" x 5'0"

### Bedroom One

11'7" x 10'2"

### Bedroom Two

7'10" x 8'11"

### Bathroom

7'8" x 5'5"

### Private Rear Yard

### Tenure

Freehold - Therefore there aren't any service charge costs.

