


## 2 bed flat to buy in NE26

Cambridge Avenue, Whitley Bay, Tyne and Wear, NE26 1BB

# £199,950

x 2 x 1 x 1

Tenure

**Leasehold**

Off Street parking

## Property features

- Two Bedroom Ground Floor Flat
- Quiet Pedestrianised Street
- Open Plan lounge/Kitchen
- No Upper Chain
- EPC Rating C

## Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Water supply: Direct mains water


### Arrange a viewing

Louise Tully
Branch Manager
Whitley Bay (Coastal Team)

0191 2531301
whitley.bay@pattinson.co.uk


- Flexible viewing slots
- Accompanied viewings

## Description

Pattinsons welcome to the sale market this spacious two bedroom ground floor flat situated in this quiet pedestrianised street in Whitley Bay within walking distance to the town centre, transport links and the beach. The property is well presented through out and benefits from a wonderful open plan living kitchen with patio doors to the private rear yard. Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful.

Comprising entrance hallway with stripped wood flooring, lounge to the rear of the property with patio doors, open plan to the fully fitted kitchen, bedroom 1 double to the front of the property with bay window, bedroom 2 medium to the front of the property, utility room with wall units and plumbing for washing machine, spacious bathroom with white suite and shower cubicle. Externally there front garden and and private rear yard. NO UPPER CHAIN!!!! CALL NOW TO ARRANGE YOUR VIEWING 0191 2531301 whitley.bay@pattinson.co.uk

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 982

Price: £199,950

Property Type: Flat

Parking: Off Street

Listed property: No

Conservation area: No

Heating: Gas

Water: Direct mains water

Water meter: Yes

## Lounge

*6.20m x 4.30m (20'4" x 14'1")*

Spacious living room to the rear of the property with stripped wood flooring, double glazed window, radiator, patio doors to the rear, open plan to the kitchen.



## Kitchen

White wall and floor units, tiled floor, integrated oven hob, extractor fan, integrated dishwasher, fridge and freezer, open plan to the lounge.



## Front Garden

Mature front garden paved with shrubs.



## Hallway

Stripped wood flooring, radiator,



## Bedroom 1

*3.50m x 4.60m (11'5" x 15'1")*

Double to the front of the property with double glazed bay window, stripped wood flooring, feature fireplace, radiator.



## Bedroom 2

*5.20m x 2.40m (17'0" x 7'10")*

Medium to the front of the property with double glazed window, stripped wood flooring, radiator.



## Utility Room

*2.90m x 1.10m (9'6" x 3'7")*

White wall and floor units, plumbing for washing machine access to the rear yard



## Bathroom

*2.90m x 2.60m (9'6" x 8'6")*

Spacious bathroom with grey tiled floor, two double glazed windows, white suite, freestanding claw foot bath, shower cubicle, wash hand basin with storage, wc, spotlights



## Patio Area

Sunny paved patio area.

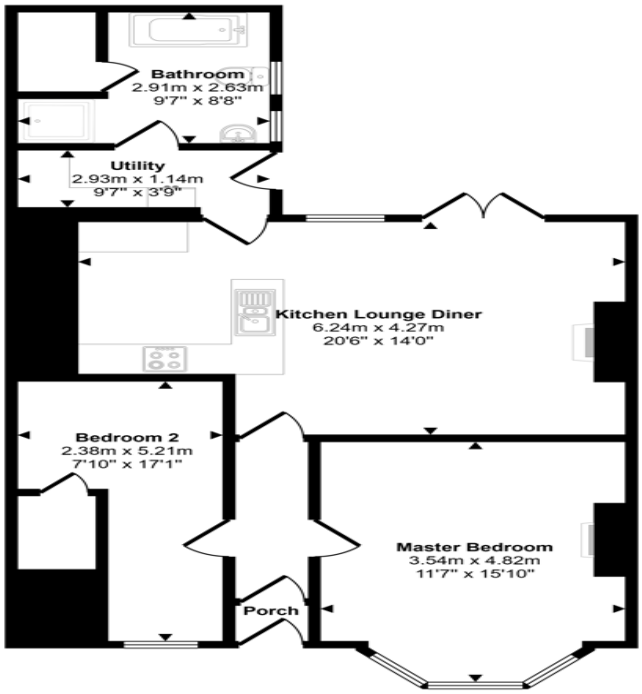


## Rear

Roller garage door can provide off street parking

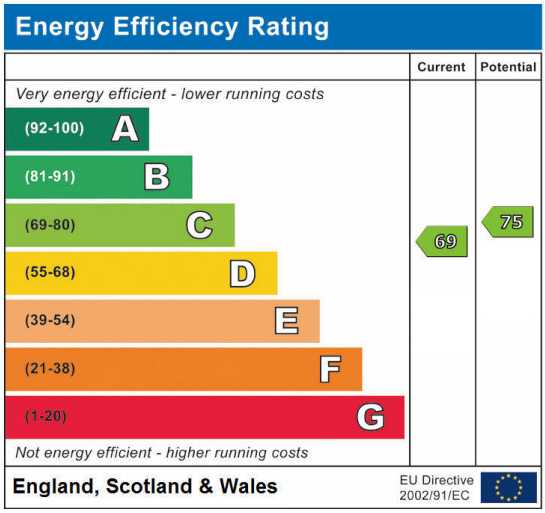


Approx Gross Internal Area
72 sq m / 772 sq ft




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.




Cambridge Avenue, Whitley Bay, Tyne and Wear, NE26 1BB

Contact your local branch today for more information on this property:

**189A Park View, Whitley Bay, Tyne & Wear, NE26 3RD, Tel: 0191 2531301, whitley.bay@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.