



## 6 bed end of terrace house to buy in NE26

Edwards Road, Whitley Bay, Whitley Bay, Tyne and Wear, NE26 2BH

**£395,000** Starting Bid

 x 6  x 1  x 2

Tenure

**Freehold**

On Street parking

Garden

## Property features

- ✓ \*\*\* AUCTION DATE PENDING \*\*\*
- ✓ \*\*\* TO BE SOLD via ONLINE AUCTION. FEES APPLY. \*\*\*
- ✓ Six Bedroom End Terrace House
- ✓ Sought After Location
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Arrange a viewing

Louise Tully  
Branch Manager  
Whitley Bay (Coastal Team)

0191 2531301  
whitley.bay@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*\* TO BE SOLD via ONLINE AUCTION. FEES APPLY. \*\*\*

\*\*\* AUCTION DATE PENDING \*\*\*

Pattinson's are delighted to bring to the sales market this rare opportunity to purchase this extremely spacious six bedroom end terraced house set over three floors situated close to the stunning coastline, town centre and metro station which offers excellent local amenities and is within the catchment area for excellent local schools

Comprising: entrance hallway, lounge with bay window, dining room, sitting room with doors to the rear, open plan to the fully fitted kitchen with a range of wall and floor units, integrated oven hob, extractor fan,, door to the rear, first floor bathroom with white suite, shower cubicle, double wash hand basin, wc, tiled walls, separate wc, bedroom 1 double to the rear, bedroom 2 double to the front, bedroom 3 single, second floor, bedroom 4 double to the rear, bedroom 5 double to the front with velux window, bedroom 6 single to the front. Externally there is a garden to the front of the property and yard to the rear.

NO UPPER CHAIN!!! CALL NOW TO ARRANGE YOU VIEWING!!!

0191 2531301 or whitley.bay@pattinson.co.uk

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £395,000

Property Type: End of terrace house

USPs: Garden

Parking: On Street

Heating: Gas

## Hallway

8.49m x 2.49m (27'10" x 8'2")

Spacious hallway with laminate floor, large under stair cupboard, radiator.



## Lounge

5.49m x 4.37m (18'0" x 14'4")

Large lounge with double glazed bay window, laminate floor, and feature fireplace, radiator.



## Dining Room

5.30m x 3.70m (17'4" x 12'1")

Double glazed window, laminate floor, radiator, storage cupboards.



## Kitchen

4.00m x 4.00m (13'1" x 13'1")

Fully fitted with a range of wall and floor units, integrated oven, hob and extractor fan, plumbing for washing machine, part tiling, laminate floor, double glazed window, door to the rear, radiator.



## Breakfast Room

3.82m x 3.63m (12'6" x 11'10")

Laminate floor, open to the kitchen, double glazed doors to the rear, laminate floor, radiator.



## Bedroom 1

5.30m x 4.30m (17'4" x 14'1")

Large double to the rear of the property with laminate floor, double glazed window, radiator.



## Bedroom 2

4.70m x 3.70m (15'5" x 12'1")

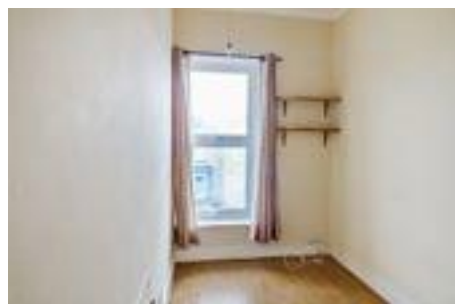
Double to the front of the property with laminate floor, double glazed window, radiator.



## Bedroom 3

3.70m x 2.00m (12'1" x 6'6")

Single to the front of the property with double glazed window, laminate floor, radiator.



## Bedroom 4

5.10m x 4.50m (16'8" x 14'9")

Large double to the rear of the property with laminate floor, double glazed window, radiator.



## Bedroom 5

5.20m x 3.40m (17'0" x 11'1")

Double to the front of the property with double glazed velux window, radiator.



## Bedroom 6

3.90m x 2.30m (12'9" x 7'6")

Single to the front of the property with double glazed velux window, radiator.



## Rear

Paved rear yard with side gate.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

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

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