



### 3 bed terraced house to buy in

Birkdale, Whitley Bay, Whitley Bay, Tyne and Wear, NE25 9LY

**£195,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Allocated parking

Garden

### Property features

- ✓ Three-bedroom family home.
- ✓ Popular residential location in Whitley Bay.
- ✓ Gardens and allocated parking.
- ✓ Ideal investment or development opportunity.
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

Louise Tully  
Branch Manager  
Whitley Bay (Coastal Team)

0191 2531301  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Auction terms and conditions apply.

Spacious three-bedroom family home situated within the highly sought-after coastal town of Whitley Bay, offering excellent potential for modernisation and available for sale via auction — ideal for investors, developers or buyers looking to create their perfect home.

We are pleased to bring to the market this three-bedroom property located on the popular Birkdale estate in Whitley Bay. Requiring a programme of updating throughout, the property presents an exciting opportunity to add value and personalise to individual taste.

The accommodation briefly comprises an entrance hallway, spacious lounge / diner, kitchen and conservatory allowing additional versatile living space to the ground floor. To the first floor there are three well-proportioned bedrooms along with a family bathroom.

Externally, the property benefits from gardens to the rear along with allocated parking. The generous plot and established residential setting make this an attractive proposition for a variety of purchasers.

Ideally positioned close to local amenities, popular schools, transport links and Whitley Bay's popular coastline, the property offers strong long-term potential in a consistently desirable location.

Early interest is anticipated.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £195,000

Property Type: Terraced House

USPs: Garden, Requires work, Requires updating

Parking: Allocated

Heating: Gas

## Living Room

3.40m x 4.20m (11'1" x 13'9")



## Dining Room

2.50m x 2.90m (8'2" x 9'6")



## Kitchen

1.80m x 2.90m (5'10" x 9'6")

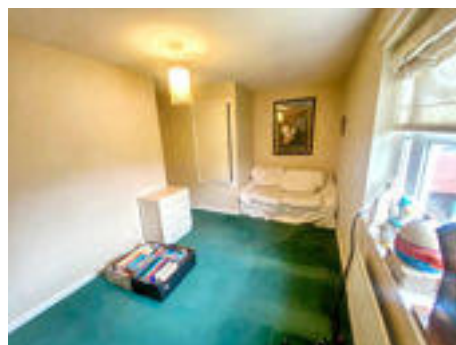


## Conservatory.

2.00m x 2.60m (6'6" x 8'6")



## Bedroom 1



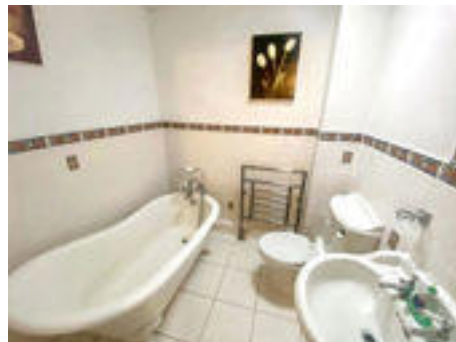
## Bedroom 2

2.10m x 2.60m (6'10" x 8'6")



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## Bathroom



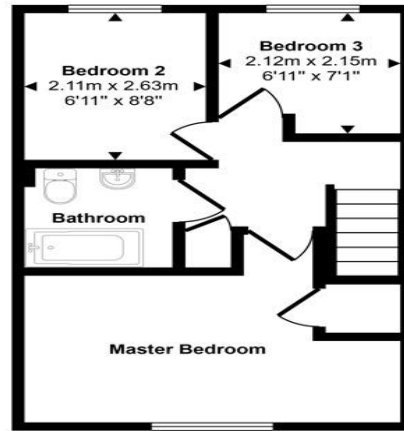
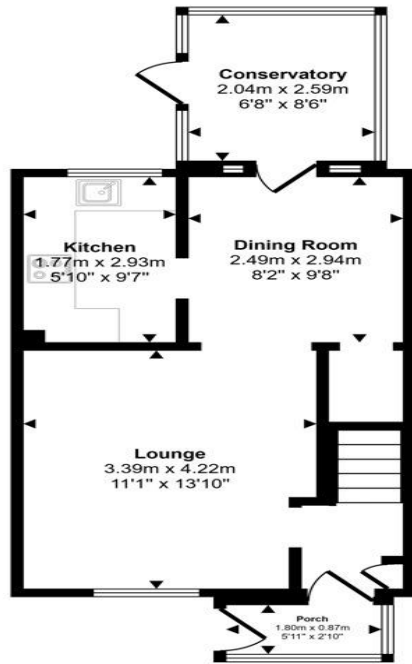
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## Bedroom 3

2.10m x 2.20m (6'10" x 7'2")



Approx Gross Internal Area  
72 sq m / 772 sq ft



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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 87                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 67      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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

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