



Ilfracombe Gardens Whitley Bay

Such a fabulous location in the heart of the award winning Whitley Bay town centre, this period, family terrace is in need of refurbishment and would be perfect for someone looking for a project. The property is spacious throughout with high ceilings and many original features, there is an entrance vestibule, lounge with bay window and fireplace, separate dining room, kitchen, two large bedrooms to the first floor and a family bathroom with shower. Private rear town garden and garage, front forecourt garden. Positioned within walking distance to the shops, beach, Metro and centre, also within the catchment area for popular local schools. No onward chain.

Freehold, EPC: F, Council Tax Band: B

£160,000

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Ilfracombe Gardens

Whitley Bay

ENTRANCE DOOR INTO:

ENTRANCE VESTIBULE:

useful vestibule area with door into:

ENTRANCE HALLWAY: radiator, staircase to the first floor, door to:

LOUNGE: (front): 16'1 x 12'4, (4.98m x 3.76m), generous front facing lounge with measurements into double glazed bay window and alcoves, fireplace and gas fire, (not tested), cornice to ceiling, two radiators

DINING ROOM: (rear): 14'8 x 12'8, (4.47m x 3.86m), with measurements into alcoves, storage cupboard, gas fire, (not tested), radiator, through to:

KITCHEN: (rear): 11'5 x 7'2, (3.48m x 2.18m), base and wall units, worktops, under-stair cupboard, gas point, door to yard, double glazed window

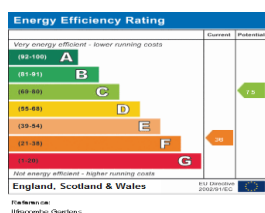
FIRST FLOOR LANDING AREA: half landing area and first floor landing, storage cupboard, radiator

FAMILY BATHROOM: comprising of, bath, electric shower, (not tested), hand washbasin, low level w.c., storage cupboard containing hot water tank

BEDROOM ONE: (front): 13'6 x 11'9, (4.12m x 3.58m), two double glazed windows, electric heater, storage cupboards, cornice to ceiling

BEDROOM TWO: (rear): 12'7 x 9'9, (3.84m x 2.97m), double cupboard, measurements into alcoves

EXTERNALLY: private rear yard, access to single garage, front forecourt garden walled with gated access



TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: B

EPC Rating: B

WB2215/AI/AI/7/12/23/V.1

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