



Laburnum Avenue Whitley Bay

- Large, Victorian, Ground Floor Flat
- Walking Distance from Beach and Metro
- Lounge with Feature Bay Window
- Stylish Kitchen with Appliances
- Excellent Sized Double Bedroom



£ 117,000

ROOK
MATTHEWS
SAYER

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Entrance Door to:

COMMUNAL ENTRANCE HALLWAY: Providing secure, shared access to the ground and first floor flats, double glazed door to:

ENTRANCE HALLWAY: impressive hallway with large under-stair cupboard, radiator, door to:

LOUNGE: (front): 17'0 x 13'9, (5.18m x 4.19m), fabulous sized lounge with measurements into alcoves and feature double glazed bay window with original feature panelling underneath, cornice to ceiling, radiator

BEDROOM ONE: (rear): 12'9 x 11'2, (3.89m x 3.40m), radiator, double glazed window

KITCHEN: (rear): 10'0 x 9'0, (3.05m x 2.74m), a stylish, white, "shaker style" fitted kitchen, with most generous proportions, providing an ample range of base, wall and drawer units, roll edge worktops, integrated electric oven, hob, cooker hood, lino flooring, double glazed window, radiator, plumbed for automatic washing machine, double glazed door out to the rear yard

INNER HALL: lino flooring, storage cupboard

BATHROOM: modern bathroom suite, comprising of, bath, electric shower, pedestal washbasin, low level w.c. with push button cistern, radiator, double glazed window, brick effect tiling, combination boiler

EXTERNALLY: Large shared rear town garden, forecourt garden area

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

Mobile Signal: Yes

Parking: On Street, Permit Parking £25 per year

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: Leasehold 999 years from 14/03/1986 961 years remaining

Ground Rent: Nil

COUNCIL TAX BAND: A

EPC RATING: D

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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