

Clifton Terrace | Whitley Bay | NE26 2JD **£150,000**

Perfectly positioned in the heart of Whitley Bay, within walking distance to the Metro, local shops, bus routes and stunning beaches, this immaculately presented ground floor flat offers stylish and versatile accommodation. The property showcases a welcoming hallway, spacious lounge, contemporary re-fitted kitchen, finished with sleek white gloss units, integrated appliances, ample storage and workspace, there is also direct access to the rear yard. Refitted shower room with large walk-in shower, two bedrooms one of which is a generous double, plus an additional room which could be utilised as a study/office. Externally, the property enjoys a large, private rear yard with artificial turf and a useful secure storage outbuilding. Further features include gas central heating, double glazing, and the added benefit of no onward chain.



2 1 1





Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: through to:

ENTRANCE HALLWAY: spacious hallway with radiator, dado rail, laminate flooring, door to:

LOUNGE: (front): 15'9 x 12'0, (4.80m x 3.66m), into alcoves and double glazed window allowing maximum light into this lovely room, radiator, cornice to ceiling

KITCHEN: (rear): 13'3 x 9'9, (4.04m x 2.97m), a stylish and modern kitchen incorporating a range of white, base, wall and drawer units, contrasting worktops, single drainer sink unit with mixer taps, integrated electric oven, hob, cooker hood, combination boiler, tiled splashbacks, contemporary flooring, double glazed window, double glazed door out to the rear garden, radiator





















BEDROOM ONE: (rear): 12'2 x 12'1, (3.71m x 3.68m), radiator, double glazed window, storage cupboard

BEDROOM TWO: (front): 17'3 x 7'6, (5.26m x 2.29m), maximum measurements, into recess, laminate flooring, double glazed window, radiator

STUDY/SNUG: 8'3 x 5'9, (2.52m x 1.75m), laminate flooring, radiator

SHOWER ROOM: stylish, re-fitted shower room, incorporating, shower cubicle, electric shower, pedestal washbasin, low level w.c. with push button cistern, radiator, double glazed window, extractor

EXTERNALLY: large private rear town garden with paving, artificial lawn, large, secured storage shed

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Mains/Gas

Broadband: "Cable/FTTC/FTTP/ Mobile Signal Coverage Blackspot: No

Parking: On Street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

TENURE

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: 125 years from 19/06/1990 years remaining 90

Ground Rent: £10per annum

COUNCIL TAX BAND: A

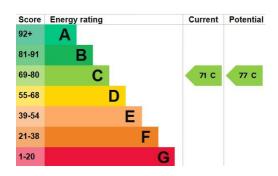
EPC RATING: C

WB3366, Al., DB.11.09.2025 V.1





Awaiting Approval of Floorplan



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