

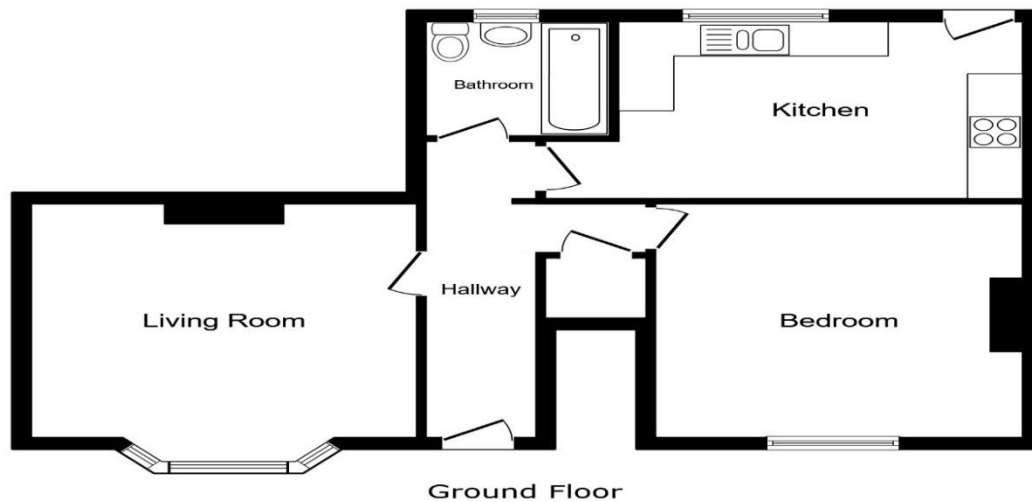


Marmion Terrace | Whitley Bay | NE25 8AS

£150,000

Set within an attractive period terrace, this ground floor flat offers a balance of character, space and practicality, with well-proportioned rooms and a layout that feels both simple and functional. The living room immediately sets the tone for the property, a generous, bay-fronted space where natural light enhances the proportions, with traditional wooden flooring underfoot and a feature fireplace providing a focal point. It's a room that comfortably accommodates both seating and additional furnishings without feeling crowded. The bedroom continues the theme of space, offering a well-sized double room with room for wardrobes and freestanding furniture, while maintaining a bright and airy feel. Positioned to the rear, the kitchen provides a practical layout with fitted units, worktop space and room for a dining table, creating a more sociable environment than typically found in similar flats. A door leads directly out to the private rear yard, adding to the sense of usability. The bathroom is fitted with a three-piece suite including bath with shower over, wash hand basin and WC. Externally, the property benefits from a generous rear yard with room for seating, planting and parking, offering a useful extension of the internal accommodation. Overall, a well-balanced home that will appeal to a range of buyers seeking space, character and a convenient coastal location.

RMS | Rook
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Sayer



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

ENTRANCE HALLWAY: Front entrance door, wood flooring, radiator, storage cupboard, door to:

LIVING ROOM 13'7" x 12'9" (4.14m x 3.89m) into alcove + bay: Double glazed bay window, feature fireplace, wood flooring, radiator.

BEDROOM 11'8" x 12'9" (3.56m x 3.89m): Double glazed window, radiator.

BATHROOM 6'4" x 6'4" (1.93m x 1.93m): Double glazed window, panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls.

KITCHEN 15'3" x 9'5" (4.65m x 2.87m): Double glazed window, fitted wall and base units, work surfaces, sink unit, space for appliances, space for dining table, door to rear yard, radiator.

EXTERNALLY: A Spacious rear yard with up and over garage door allowing for off street parking (upstairs flat has right of way via rear staircase).

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: Cable
- 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

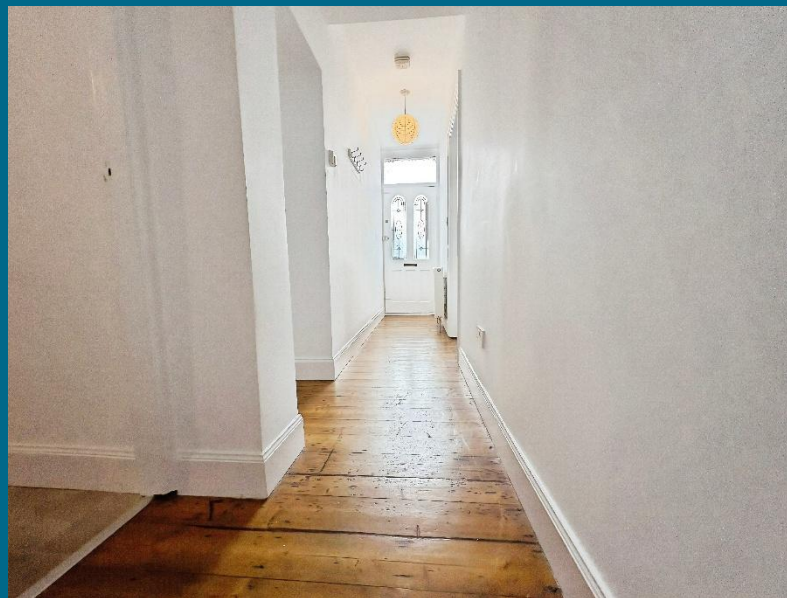
TENURE

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: 999 years from 01/01/2020 (982 years remaining)
 No Ground Rent

COUNCIL TAX BAND: A

EPC RATING: TBC
 WB3754.TJ.DB.16.04.2026. V. 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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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