



Trading Places



Rear of 5 Esplanade, Whitley Bay, NE26 Offers in the region of £70,000

*****GROUND FLOOR FLAT** ONE BEDROOM** OPEN PLAN LOUNGE AND KITCHEN**SHOWER ROOM/WC**REAR YARD** CENTRAL TOWN LOCATION** CLOSE TO SEA FRONT**IDEAL FOR FIRST TIME BUY*****

Trading Places welcome to the market for sale this modern one bedroom ground floor flat located in central Whitley Bay on Esplanade. The property is an ideal buy for a First Time Buyer or a Rental Investment with an average rental income of £450PCM. Located with in walking distance to the sea front which stretches along to The Links and along to Tynemouth. Having easy access to shopping facilities, amenities and local transport links for commuting into Newcastle and other coastal towns. The property briefly comprises of:- Entrance to the rear, open plan lounge and kitchen with built in appliances, one double bedroom with fitted wardrobes and an en-suite shower room/WC. Externally there is a shared rear yard with access to the rear service lane. Viewings are by appointment and can be arranged through our branch on 0191-2511189. EPC Rating C.
Leasehold Property 999 years from March 2001 Remaining years 980.



Rear of 5 Esplanade, Whitley Bay, NE26

Entrance

Access via the rear service lane. Wood panelled door, leading into rear yard.

Open plan lounge and kitchen 4.69 x 3.73 (15'5" x 12'3")

Lounge area- Double glazed window to the side, double glazed door to the side, radiator, laminate flooring, television point, built in double storage cupboard, door to bedroom.

Kitchen area

Fitted with a range of grey wood wall and base units with contrasting work surfaces, built in electric oven, gas hob with extractor over, single sink and drainer, plumbed for washing machine, breakfast bar and laminate flooring.

Bedroom 2.30 x 2.57 (7'7" x 8'5")

Double glazed window to the side, fitted wardrobes and upper storage cabinets, radiator, television point and door to:

En-suite shower/WC

Corner shower cubicle with plumbed shower, vanity wash hand basin, low level WC, tiled flooring, tiled walls and extractor fan.

External

Walled rear yard, brick built storage sheds and gate to rear service lane.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

