

FOR
SALE

3 GORSEDENE AVENUE, WHITLEY BAY NE26 4AJ
£179,950



2 BEDROOM FLAT

- TWO BEDROOM UPPER FLOOR FLAT
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- CONTEMPORARY KITCHEN
- BEAUTIFUL BATHROOM WC
- SUBSTANTIAL REAR YARD WITH OUTBUILDING
- NO UPPER CHAIN
- EPC RATING D

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VESTIBULE

HALLWAY

LANDING

RECEPTION ROOM
14'7 x 12'8

KITCHEN
8'6 x 7'8

BEDROOM ONE
12'9 x 11'10

BEDROOM TWO
9'11 x 8'8

BATHROOM WC
6'9 x 5'6

REAR GARDEN

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This immaculately presented, upper floor flat was built in the 1950's and is perfectly located in a highly sought after residential area. It boasts a variety of modern features, has no upper chain and is ideal for a range of buyers.

With over 570 square feet of accommodation on offer, this beautiful property consists of a good sized vestibule leading to the hallway which has stairs up to the first floor and a door to the rear yard. On the first floor landing there is a built in cloaks cupboard, loft access and doors to all rooms. There is a light and spacious reception room and a contemporary kitchen benefitting from a range of units with solid wood worktops and integrated oven and induction hob, with spaces for a fridge freezer and washer dryer. There are two good sized double bedrooms, one with fitted wardrobes, and a modern bathroom with a walk in rainfall shower, vanity washbasin with cupboards beneath and integrated WC. Externally there is a substantial rear yard with outbuildings providing additional storage.

The amazing condition, generous size and location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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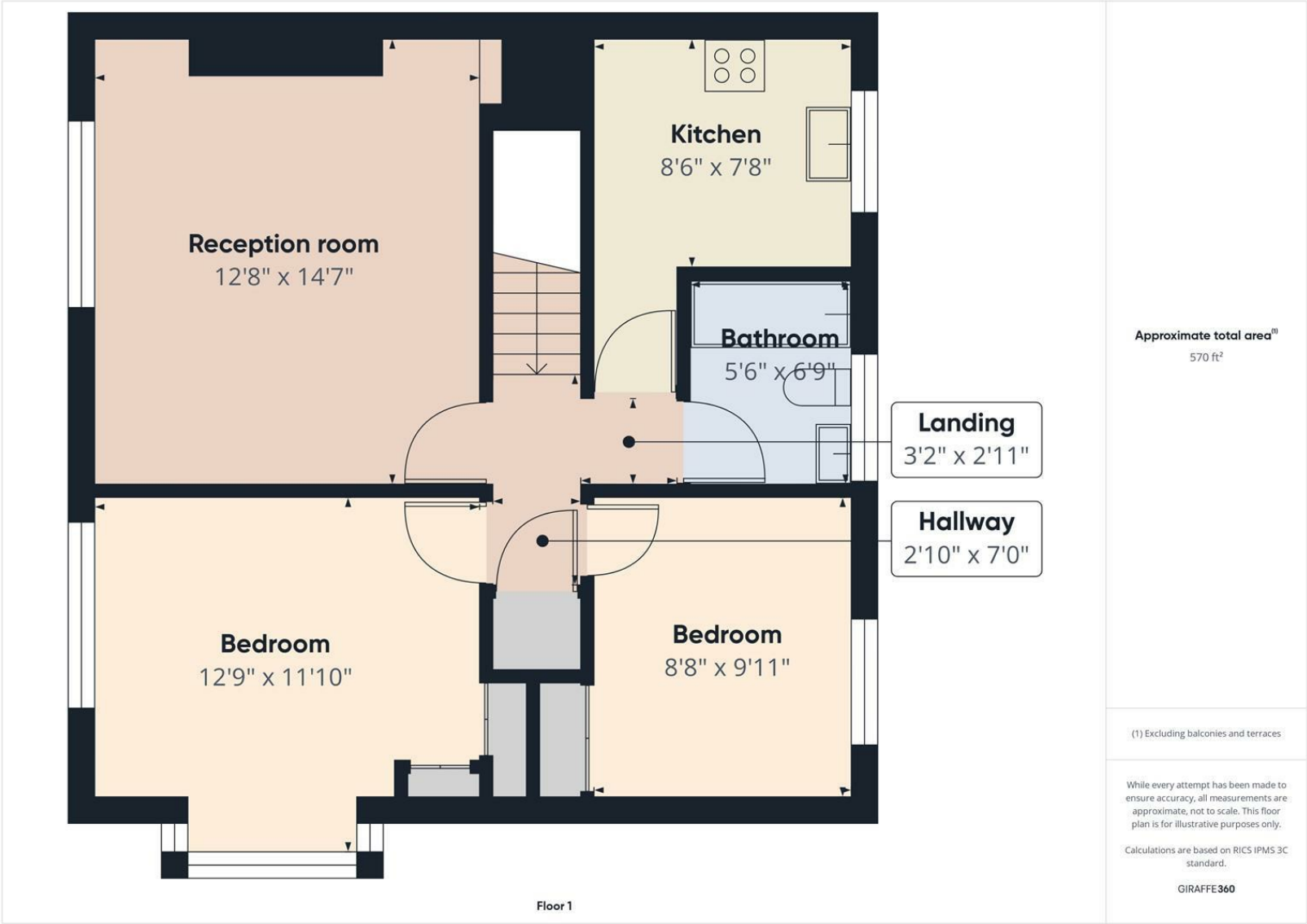
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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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