TO LET

13 NORHAM ROAD, WHITLEY BAY NE26 2SE
£1,300 PER MONTH



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- AVAILABLE END OF NOVEMBER & UNFURNISHED
- HIGHLY SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- MODERN BREAKFASTING KITCHEN
- FRONT TOWN GARDEN & REAR GARDEN
- BATHROOM WC
- EPC RATING C

VIEW PROPERTY

VESTIBULE
4'4" x 3'4"

ENTRANCE HALLWAY
3'11" x 15'3"

RECEPTION ROOM ONE
11'9" x 14'5"

RECEPTION ROOM TWO
11'10" x 15'5"

KITCHEN
7'2" x 14'0"

LANDING

BEDROOM ONE
9'11" x 11'6"

BEDROOM TWO
9'9" x 12'4"

BEDROOM THREE
8'5" x 7'10"

BATHROOM WC
7'11" x 6'10"

FRONT TOWN GARDEN

REAR GARDEN

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PLEASE NOTE THAT THE SIDE YARD IS PART OF THE MASONIC HALL PROPERTY WHICH IS USED FOR ACCESS AND DELIVERIES. THE TENANT WILL HAVE RIGHT OF ACCESS OVER THIS YARD

This well presented, semi detached house is perfectly located in a sought after residential area. It boasts a wealth of modern features, is available from the end of November, unfurnished and ideal for a range of tenants.

With over 950 square feet of accommodation set over two floors, this lovely property consists of a welcoming entrance hallway with stairs up to the first floor and doors to two good sized reception rooms, one with a feature fireplace and a modern kitchen. The kitchen benefits from a range of units with contrasting worktops, integrated single oven, gas hob and chimney hood. There is a two seater breakfasting bar and space for a fridge freezer and washing machine. To the first floor there are three bedrooms and a spacious bathroom with panelled bath and shower over, pedestal wash basin and low level WC. Externally there is a front town garden and low maintenance rear garden.

The fabulous location and good condition 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

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FLOORPLAN

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Approximate total area(1)

952 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.

VIEW PROPERTY

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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