

TO LET

46 ILFRACOMBE GARDENS, WHITLEY BAY NE26 3SJ
£1,050 PER MONTH



2 BEDROOM HOUSE - TERRACED

- TWO BEDROOM MID TERRACE HOUSE
- UNFURNISHED AND AVAILABLE NOW
- OPEN PLAN RECEPTION ROOMS
- MODERN KITCHEN & UTILITY ROOM
- DOWNSTAIRS WC
- GOOD SIZED BATHROOM WC
- FRONT TOWN GARDEN
- PRIVATE REAR YARD WITH OPTION OF OFF STREET PARKING
- EPC RATING C

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RECEPTION ROOMS
25'6 x 14

KITCHEN
8'8 x 8'1

UTILITY ROOM
9'8 x 3'4

DOWNSTAIRS WC

LANDING

BEDROOM
16' x 12'6

BEDROOM
12'1 x 10'

BATHROOM WC
7'3 x 7'1

FRONT TOWN GARDEN

PRIVATE REAR YARD

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A lovely two bedroom mid-terrace house, available to rent now and offered unfurnished, ideally positioned within the highly sought-after residential area of North Whitley Bay. Well presented throughout, this charming home combines period character with modern practicality and offers an ideal choice for a range of tenants.

North Whitley Bay is a particularly desirable place to live, with attractive residential streets, a welcoming community feel and excellent access to the coast. The nearby seafront and beaches are perfect for walks and leisure, while local shops, cafés, restaurants and everyday amenities are within easy reach. Excellent transport links provide convenient access to Tynemouth, Newcastle and surrounding areas.

The property opens into a first reception room featuring high ceilings and a bay window, creating a bright and characterful space. Open plan to the second reception room, this provides a generous and versatile living area with cloak room.

The second reception room leads through to the kitchen, fitted with a range of wall, base and drawer units with contrasting work surfaces, together with a four ring gas hob and single oven. There is access to the rear yard. A useful utility area provides plumbing for a washing machine and houses the wall mounted boiler, with a convenient downstairs WC fitted with a low level WC and pedestal wash basin.

Upstairs, a spacious landing provides access to two well-proportioned bedrooms, the family bathroom and useful built-in storage. The generous master bedroom benefits from dual windows, creating a bright and airy feel. The second bedroom is also a good size and retains plenty of character, featuring a decorative painted cast-iron fireplace with recessed cupboards and shelving. The modern bathroom is fitted with a panelled bath with shower attachment, pedestal wash basin and low-level WC.

To the front is a low-maintenance garden, while the rear private yard offers the option of off-street parking

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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		82
(69-80) C	70	
(55-68) D		
(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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