

FOR
SALE

7 SYCAMORE AVENUE, WHITLEY BAY NE25 8JU
£160,000



2 BEDROOM HOUSE - END TERRACE

- TWO BEDROOM (PREVIOUSLY THREE) SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- RECEPTION ROOM
- MODERN KITCHEN
- BATHROOM WC
- ADDITIONAL SHOWER ROOM & DOWNSTAIRS WC
- FRONT GARDEN
- NO UPPER CHAIN
- EPC RATING C

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ENTRANCE HALLWAY

RECEPTION ROOM
13'10 x 10'7

KITCHEN
13'6 x 8'2

DOWNSTAIRS WC

LANDING

BEDROOM
11'11 x 10'9

BEDROOM
11 x 8'5

SHOWER ROOM
9'8 x 7'2

BATHROOM
8'x 5'5

FRONT GARDEN

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This lovely, semi detached house is located in a popular residential area, has no upper chain and is ideal for a range of buyers.

With over 700 square feet of accommodation set over two floors, this property consists of an entrance hallway with stairs up to the first floor and a door to the reception room. the reception room is front facing with a feature fireplace and door to the kitchen. The kitchen benefits from a range of units with contrasting worktops, space for a washing machine and integrated oven, gas hob and extractor hood. There is a rear lobby with access to the downstairs WC and the rear of the property. To the first floor there are two bedrooms, one with fitted wardrobes, the third bedroom is currently used as an additional shower room with walk in shower and the bathroom includes a panelled bath, pedestal wash basin and low level WC. Externally there is a front garden and to the rear of the property there is a passageway.

The location and huge potential of this property makes for an exciting opportunity which only 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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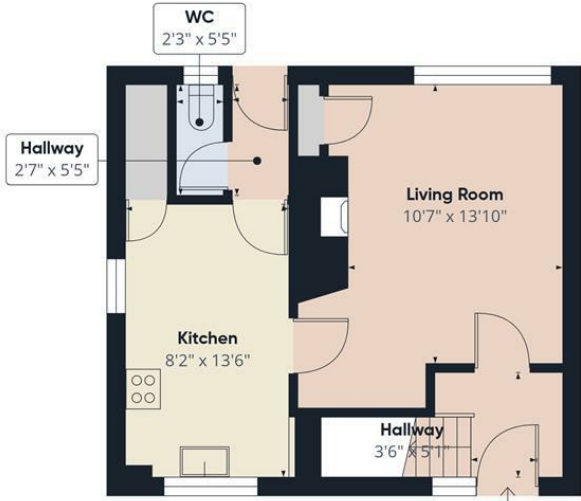


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7 SYCAMORE AVENUE
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FLOORPLAN

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Floor 0



Floor 1

Approximate total area⁽¹⁾
743 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.

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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	69	77
(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 CO2 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 CO2 emissions		

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