

FOR  
SALE

36 LISH AVENUE, WHITLEY BAY NE26 2EG  
£329,950



#### 3 BEDROOM HOUSE - MID TERRACE

- THREE BEDROOM MID TERRACE HOUSE
- LOCATED ON A PEDESTRIANISED STREET
- THREE RECEPTION ROOMS
- CLASSIC KITCHEN
- FAMILY BATHROOM WC
- FRONT GARDEN & WEST FACING REAR YARD
- PRICED TO REFLECT WORK NEEDED
- NO UPPER CHAIN
- EPC RATING D
- UNREGISTERED PROPERTY

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VESTIBULE  
5'1" x 3'10"

ENTRANCE HALLWAY  
19'3" x 5'11"

RECEPTION ROOM  
13'2" x 9'3"

RECEPTION ROOM  
13'10" x 10'2"

RECEPTION ROOM  
13'10" x 10'2"

KITCHEN  
10'5" x 6'5"

LANDING

BEDROOM  
15'0" x 13'6"

BEDROOM  
13'1" x 9'5"

BEDROOM  
10'1" x 9'11"

BATHROOM WC  
6'6" x 6'3"

FRONT GARDEN

REAR YARD

## 36 LISH AVENUE, WHITLEY BAY NE26 2EG

This lovely, mid terrace house was built circa 1900 and is perfectly located on a pedestrianised street within a popular residential area. This property has been priced to reflect the work needed. It displays a variety of modern features with period charm, has no upper chain and is ideal for a range of buyers.

With over 1200 square feet of accommodation set over two floors, this characterful property consists of a vestibule and entrance hallway with stairs up to the first floor and doors to two reception rooms and the kitchen. There are three reception rooms with feature fireplaces, one with a bay window and one with built in storage. The classic kitchen benefits from a range of units with contrasting worktops and spaces for a cooker and washing machine. To the first floor there is a split level landing, three bedrooms, all with fitted wardrobes, and a family bathroom including bath with shower attachment, pedestal wash basin and low level WC. Externally there is a front garden with lawn and mature shrubs and a west facing rear yard.

The generous size, potential and fabulous 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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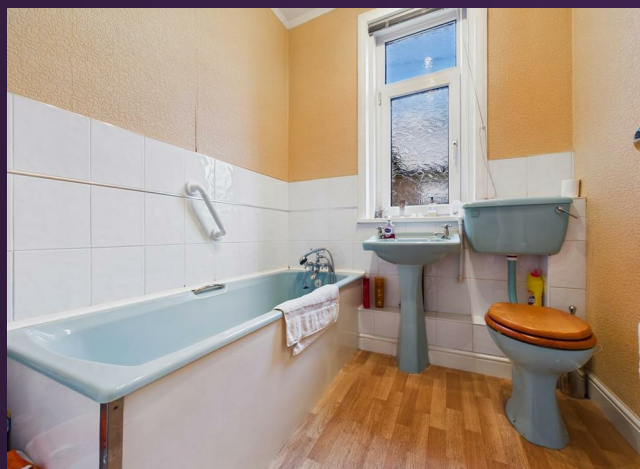
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#### SMOKE ALARMS

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) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>87</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>65</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

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

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