FOR SALE

53 BIRKDALE, WHITLEY BAY NE25 9LY
£225,000

2 BEDROOM HOUSE - TERRACED

- TWO BEDROOM MID TERRACE HOUSE
- IMMACULATELY PRESENTED
- SPACIOUS RECEPTION ROOM
- KITCHEN DINER
- MODERN SHOWER ROOM WC
- FRONT GARDEN
- SOUTH FACING REAR GARDEN
- ALLOCATED PARKING
- EPC RATING C

VIEW PROPERTY

VESTIBULE

RECEPTION ROOM
15'5 x 11'9

KITCHEN DINER
11'9 x 8'11

LANDING

BEDROOM
11'8 x 9

BEDROOM
11'9 x 7'1

SHOWER ROOM
8'7 x 4'7

FRONT GARDEN

REAR GARDEN

ALLOCATED PARKING

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53 BIRKDALE, WHITLEY BAY NE25 9LY

Situated in a highly sought-after residential location in Whitley Bay, this immaculately presented two-bedroom mid-terrace home offers stylish, modern living and would make an ideal purchase for first-time buyers, young professionals or couples seeking a home ready to move straight into.

Whitley Bay is one of the North East's most desirable coastal towns, renowned for its beautiful sandy beaches, vibrant town centre, excellent local amenities and superb transport links to Newcastle and beyond. Combining a relaxed seaside lifestyle with a thriving community atmosphere, it is easy to see why the area continues to be so popular.

Built in the 1990s and maintained to an good standard throughout, the property is entered via a welcoming vestibule which leads into a spacious reception room. This attractive living space features a charming stone fireplace and staircase to the first floor, while a door provides access to the kitchen diner.

The modern kitchen diner offers ample space for a dining table, making it perfect for both everyday living and entertaining. Fitted with a good range of contemporary wall and base units complemented by contrasting work surfaces, it also provides space for a cooker with extractor hood above, fridge freezer and washing machine. French doors open directly onto the rear garden, allowing plenty of natural light to flood the room.

To the first floor there are two well-proportioned bedrooms and a stylish shower room comprising a walk-in shower, vanity wash basin with storage cupboards beneath and a low-level WC.

Externally, the property benefits from a front garden and a delightful south-facing rear garden designed for low-maintenance enjoyment. Gated access leads to the allocated parking area and a small additional parcel of land currently used as an allotment, providing a wonderful opportunity for keen gardeners.

Early viewing is highly recommended to fully appreciate the quality, location and lifestyle this superb home has to offer.

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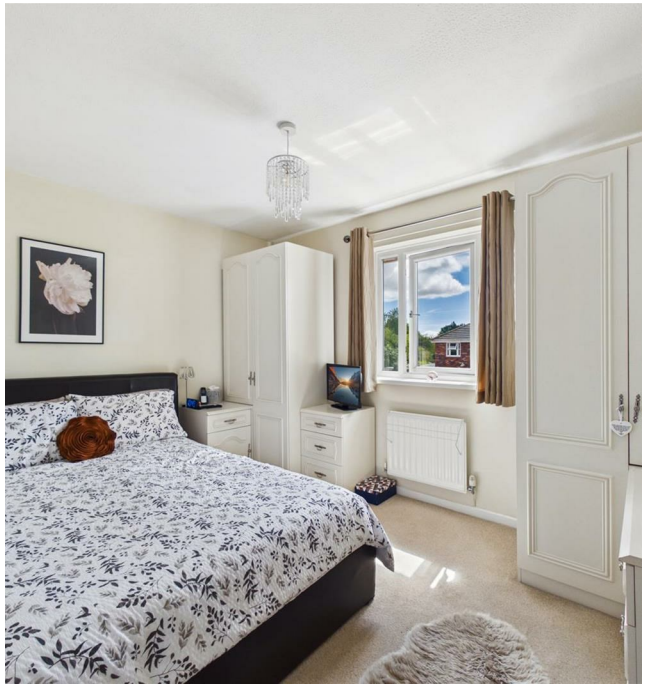

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FLOORPLAN

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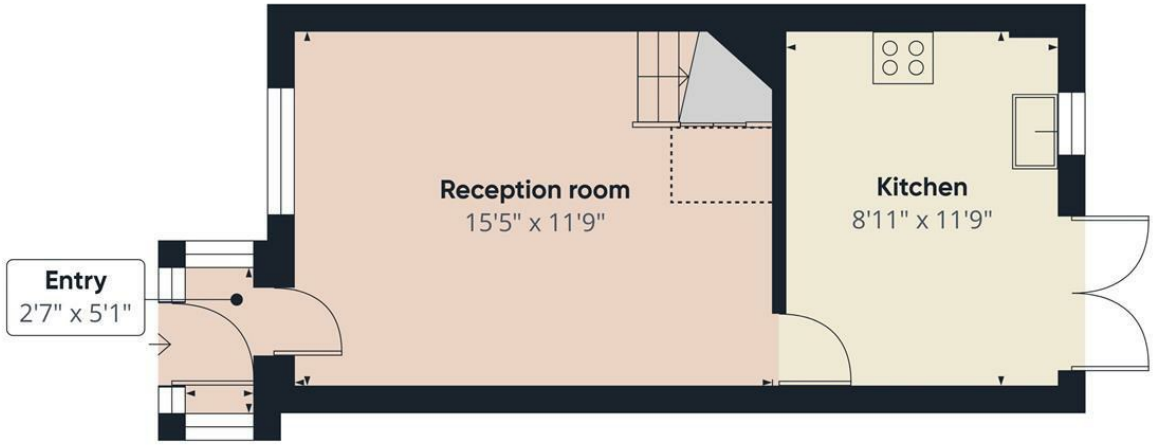
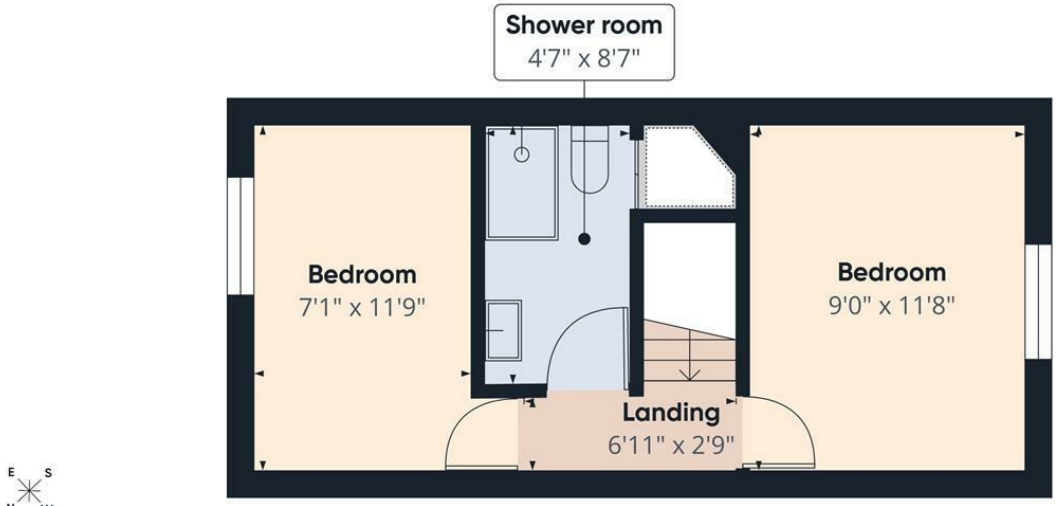


Floor 0



Floor 1

Approximate total area(1)
556 ft²

Reduced headroom
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

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

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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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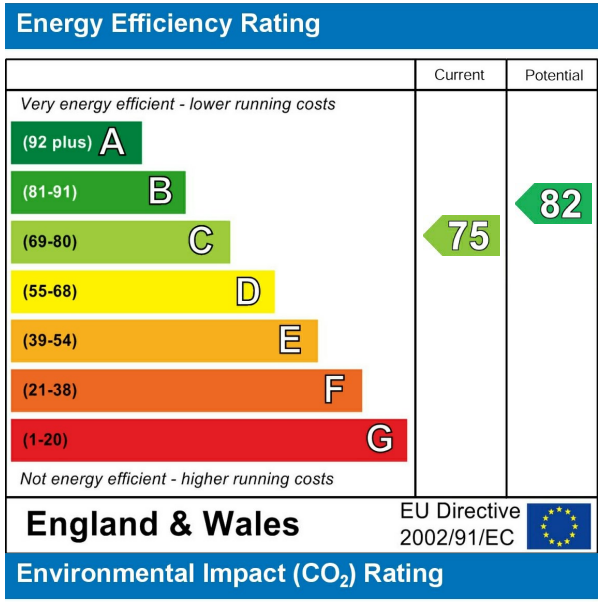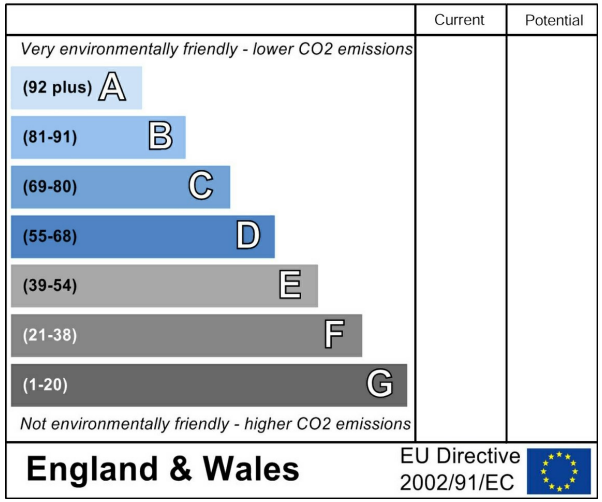
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