

TO LET

19 UPLANDS, WHITLEY BAY NE25 9AG
£950 PER CALENDAR MONTH



2 BEDROOM HOUSE - SEMI-DETACHED

- TWO BEDROOM SEMI DETACHED HOUSE
- UNFURNISHED & AVAILABLE END OF APRIL
- LOUNGE
- KITCHEN DINER
- MODERN BATHROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING C

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ENTRANCE HALLWAY

LOUNGE
13'10 x 12'8

KITCHEN DINER
17'3 x 7'7

LANDING

BEDROOM ONE
17'4 x 9'10

BEDROOM TWO
11'0 x 9'7

BATHROOM WC
7'7 x 7'4

FRONT GARDEN

REAR GARDEN

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This lovely, semi detached house was built in the 1930's and is perfectly located in a popular residential location. It displays a range of modern features, is unfurnished, available from the end of April and ideal for a range of tenants.

With over 650 square foot of accommodation set over two floors this charming property consists of an entrance hallway with stairs up to the first floor, a front facing lounge and beautiful, modern kitchen diner with a range of units, contrasting worktops, range oven and chimney hood. To the first floor there are two bedrooms and a contemporary family bathroom benefitting from a panelled bath with shower over, wall mounted wash basin and low level WC. Externally there is a front garden with driveway parking and a West facing rear garden.

The amazing condition and fabulous location of this property makes for an exciting opportunity which can only be truly 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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Floor 0



Floor 1

Approximate total area⁽¹⁾
668.19 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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		85
(69-80) C	69	
(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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