

11A OAKTREE GARDENS
WHITLEY BAY NE25 8XF
£95,000



- **TWO BEDROOM MAISONETTE**
- **POPULAR RESIDENTIAL LOCATION**
- **LOUNGE**
- **COMMUNAL FRONT GARDEN**
- **KITCHEN DINER**
- **NO UPPER CHAIN**
- **BATHROOM WC**
- **EPC RATING E**

This well presented maisonette is perfectly located against a residential setting and has no upper chain. It displays a variety of modern features and is ideal for a range of purchasers. This is a two bedroom property set over two floors. First floor: Lounge, dining kitchen. Second Floor: Two bedrooms, bathroom WC. Externally: Communal front garden. The generous size and unique feel 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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ENTRANCE HALLWAY

Enter through UPVC double glazed front door into entrance hallway with UPVC double glazed window, under stairs storage cupboard and single radiator. Stairs up to first floor with spindles and doors to lounge and kitchen.

LOUNGE

16'6" x 10'4"

Reception room one is modern and rear facing with two UPVC double glazed windows and TV point. UPVC double glazed door to private balcony.



KITCHEN DINER

12'0" x 10'3"

(measurements into recess)
Classic kitchen diner which easily accommodates a four seater dining table. Benefitting from wall, base and drawer units with contrasting worktops incorporating single bowl sink, mixer taps and drainer. There is space and plumbing for washing machine and space for single oven, fridge freezer and tumble dryer. There is an extractor hood, wall mounted combi boiler, UPVC double glazed window, built in storage cupboard and single radiator.

LANDING

Loft access and doors to two bedrooms and bathroom WC.

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BEDROOM ONE

16'6" x 10'5"

(measurements into recess)

Bedroom one is rear facing with two UPVC double glazed dormer windows and single radiator.



BEDROOM TWO

12'4" x 10'3"

(measurements into recess)

Bedroom two is front facing with UPVC double glazed dormer window, built in storage cupboard and single radiator.



BATHROOM WC

5'10" x 5'6"

Modern bathroom benefitting from walk in rainfall shower, vanity wash basin with storage beneath and integrated WC. There is an obscured UPVC double glazed window and chrome towel warmer.



COMMUNAL FRONT GARDEN

Laid to lawn communal garden with stairs leading to private balcony and walled boundary.



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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.

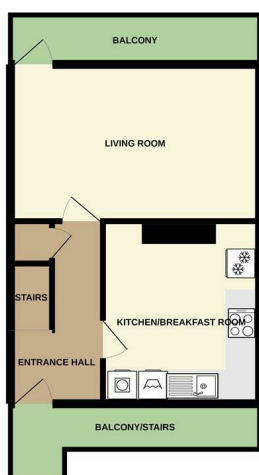


The Properties Misdescription Act, 1991

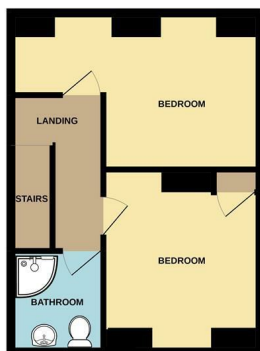
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations 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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Drawn with Metaphor (2022)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		44	78
(81-91) B			
(69-80) C			
(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 (CO ₂) Rating			
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			
England & Wales		EU Directive 2002/91/EC	

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