

**FOR
SALE**

30 ELFORD CLOSE, WHITLEY BAY NE25 9LW
£215,000



3 BEDROOM HOUSE - MID TERRACE

- THREE BEDROOM MID TERRACE HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO OPEN PLAN RECEPTION ROOMS
- CLASSIC KITCHEN
- MODERN BATHROOM WC
- FRONT & REAR GARDENS
- NO UPPER CHAIN
- EPC RATING C

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ENTRANCE HALLWAY

RECEPTION ROOM
14'4 x 11'8

RECEPTION ROOM
10'1 x 8'7

KITCHEN
10 x 6

LANDING

BEDROOM
11'5 x 8'9

BEDROOM
8'11 x 7'3

BEDROOM
7'4 x 7'3

BATHROOM WC
6'5 x 6

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This attractive mid-terrace home, built circa 1986, is situated within a sought-after residential location and offers an excellent opportunity for a wide range of buyers. The property presents well, while allowing purchasers to personalise and add value to suit their own tastes. Offered with no upper chain, this is an appealing purchase. Internally, the accommodation extends to approximately 692 square feet over two floors. An inviting entrance hallway provides access to the main reception room and stairs to the first-floor landing. The two reception rooms are open-plan, creating a bright and versatile living space. The rear reception area benefits from a door leading into the kitchen and patio doors opening out to the rear garden, allowing for a pleasant indoor-outdoor flow. The kitchen is fitted in a classic style, featuring a range of wall, base, and drawer units with contrasting worktops, along with an eye-level oven, four-ring hob, and chimney-style extractor hood. To the first floor, there are three well-proportioned bedrooms and a modern bathroom comprising a walk-in shower, pedestal wash basin, and low-level WC. Externally, the property enjoys a low-maintenance pebbled garden to the front, while to the rear there is a secluded garden space, which is laid to lawn and ideal for relaxing or entertaining. Located in the popular coastal town of Whitley Bay, the property benefits from a fantastic blend of seaside charm and everyday convenience. With its beautiful beaches, vibrant town centre, well-regarded schools, and excellent transport links, Whitley Bay continues to be a highly desirable place to live for families, professionals, and downsizers alike.

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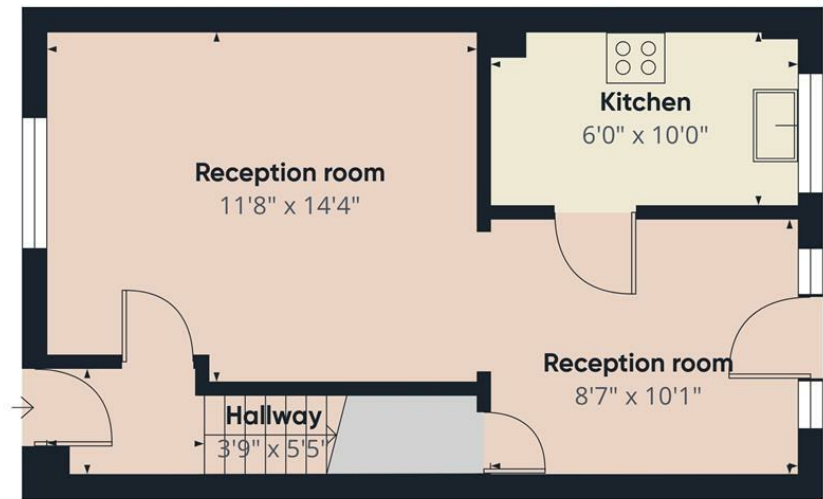


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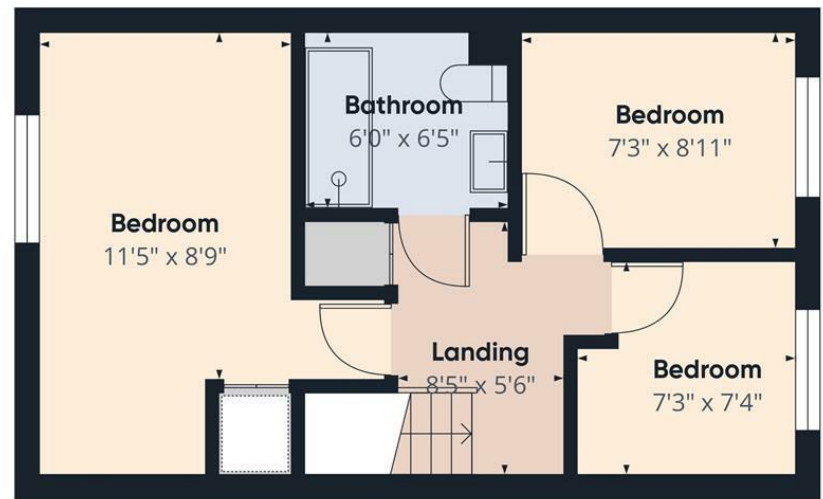
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Floor 0



Floor 1



Approximate total area⁽¹⁾
692 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.

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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	73	79
(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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