

FOR  
SALE

14 RICHMOND TERRACE, WHITLEY BAY NE26 1SG  
£359,950



3 BEDROOM HOUSE - TERRACED

- THREE BEDROOM MID TERRACE HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- KITCHEN
- BATHROOM & SEPARATE WC
- FRONT & REAR GARDENS
- NO UPPER CHAIN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM ONE  
13 x 11'10

RECEPTION ROOM TWO  
16'10 x 10'9

KITCHEN  
8'5 x 8'4

LANDING

BEDROOM ONE  
12'8 x 12'8

BEDROOM TWO  
12'8 x 12'5

BEDROOM THREE  
10'2 x 7'10

BATHROOM  
8'2 x 6'9

SEPARATE WC

FRONT GARDEN

REAR GARDEN

## 14 RICHMOND TERRACE, WHITLEY BAY NE26 1SG

\*\*\* PRICED RESONABLY TO REFLECT WORK \*\*\*

This characterful, mid terrace house is perfectly located in the highly sought after North Whitley Bay residential area. It displays a variety of period features, has no upper chain and is ideal for a range of buyers.

With over 1100 square feet of accommodation set over two floors, this lovely property consists of an entrance hallway with stairs up to the first floor and doors to the kitchen and two spacious reception rooms both with feature fireplaces, the front room with a bay window and the rear with French doors leading out to the garden. The kitchen benefits from a range of units with contrasting worktops and spaces for a cooker and dishwasher. To the first floor there are two double bedrooms, both with fitted wardrobes, a smaller third bedroom, a separate WC and a bathroom including bath with shower over and vanity washbasin with cupboards beneath and to both sides. Externally there is a good sized front garden with lawn and mature shrubs and a laid to lawn rear garden with paved section.

The generous size, fabulous location and potential 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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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1106 ft<sup>2</sup>

(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.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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