

SIGNATURE

NORTH EAST

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Roxburgh Terrace, Whitley Bay NE26 1DR

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£169,950

Signature North East is proud to welcome this one-bedroom, ground-floor flat to the sales market. Located on the sought-after street of Roxburgh Terrace, in the heart of Whitley Bay, next to all local amenities, and in the catchment area of all local schools.

A communal hallway leads you to the main front door of this property. The property has undergone full renovation in 2023 and has been designed and fitted to a high specification. As you walk into the property, a corridor leads you through to all principal rooms. To the front of the property, there is a bright and spacious living room. With a bay window to the front elevation, and the original coving and ceiling rose, this room is not shy of character. To the rear of the property, you have the brand new kitchen which boasts matching base and wall units. The kitchen leads through to the stunning bathroom which was replaced less than 3 months ago. Door leading to the rear yard.

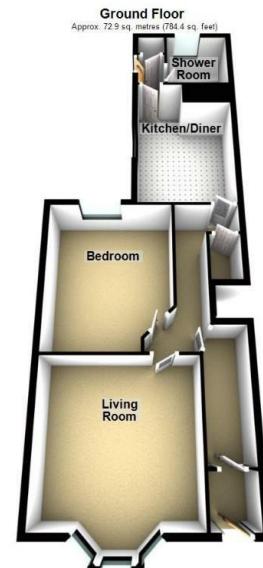
The master bedroom is located between the living room and kitchen. This room offers original coving, along with a double window to the rear that illuminates the room with natural light.

Externally, there is a private large yard with an up-and-over garage door to provide off-street parking. The majority of the yard is owned by the ground floor with a right of way only to the upstairs apartment. There is an option to fence off the right of way to provide a fully private yard. The garden to the front of the property is equally owned by the ground floor.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 72.9 sq. metres (784.4 sq. feet)
 Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
 Plan produced using PlanUp.

Measurements:

Living Room
 14'6" x 14'4"

Kitchen / Diner
 15'0" x 10'2"

Bedroom
 15'1" x 12'3"

Shower Room
 6'10" x 6'7"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		74
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		





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