



## 4 bed maisonette to buy in NE26

Cambridge Avenue, Whitley Bay, Whitley Bay, Tyne and Wear, NE26 1BA

# £239,950

🏠 x4 🚗 x1 🚲 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Four Bedroom Maisonette
- ✓ Quiet Pedestrianised Street
- ✓ Extremely Spacious throughout
- ✓ Sought After Location
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Pattinsons welcome to the sale market this extremely spacious four bedroom maisonette situated in this quiet pedestrianised street in Whitley Bay within walking distance to the town centre, transport links and the beach. The property offers amazing living space set over two floors. Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful.

Comprising entrance with stairs to the first floor landing, lounge with bay window, two bedrooms, dining room, fitted kitchen, stairs to the second floor, with two bedrooms, spacious bathroom with white suite and shower. Externally there is a private front garden and a rear yard. NO UPPER CHAIN!!!! NEW ROOF!!! CALL NOW TO ARRANGE YOUR VIEWING 0191 2531301 whitley.bay@pattinson.co.uk

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 964

Price: Offers in the Region £239,950

Property Type: Maisonette

Parking: On Street

Heating: Gas

## Lounge

5.10m x 3.70m (16'8" x 12'1")



## Dining Room

4.00m x 3.30m (13'1" x 10'9")



## Landing



## Bedroom 1

3.50m x 3.30m (11'5" x 10'9")



## Bedroom 2

3.50m x 3.10m (11'5" x 10'2")



## Kitchen

3.10m x 1.20m (10'2" x 3'11")



## Bedroom 3

7.00m x 2.30m (22'11" x 7'6")



## Bedroom 4

3.80m x 1.90m (12'5" x 6'2")



## Bathroom


2.80m x 2.70m (9'2" x 8'10")



## Rear





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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