



## Garden Terrace

Earsdon Village, Whitley Bay

Located in the heart of Earsdon Village, this lovely period flat was built circa 1900 and is positioned on the highly sought after Garden Terrace, close to lovely walks and village pubs, yet within close proximity to both Shiremoor and West Monkseaton Metro stations. Earsdon Village is also approximately a 5-10 minute drive from the coastline and Whitley Bay town centre. Spacious entrance hallway, lounge with delightful views, feature fireplace and cast-iron arch, gas, coal effect fire, small study recess, contemporary and stylish fitted kitchen with integrated appliances, two double bedrooms, modern bathroom with shower, large private rear garden, gas radiator central heating system and double glazing. No onward chain.

**£140,000**

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Earsdon Village

Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: door to:

ENTRANCE HALLWAY: radiator, laminate flooring, two large double cupboards, door to:

LOUNGE: (front): 15'0 x 13'6, (4.57m x 4.12m), with delightful views to the front and measurements into the alcoves, attractive feature fireplace with cast iron, arch gas, coal effect fire, radiator, cornice to ceiling, double glazed window, open through to:

INNER HALLWAY/STUDY AREA: coving to ceiling, through to:

KITCHEN: (rear): 9'4 x 8'1, (2.84m x 2.46m), gorgeous, stylish fitted kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, single drainer sink unit with hot and cold mixer taps, integrated electric oven, gas hob, cooker hood, plumbed for automatic washing machine, recessed pantry area with shelving, double glazed window, double glazed door to the rear yard, through to:



**BATHROOM:** modern family bathroom comprising of, bath, Mira shower, pedestal washbasin, low level w.c., radiator, tiled bath and shower area, tile effect flooring, double glazed window



**BEDROOM ONE:** (rear): 16'6 x 7'8, (5.03m x 2.33m), radiator, double glazed window, coving to ceiling



**BEDROOM TWO:** (rear): 12'5 x 7'8, (3.78m x 2.33m), radiator, double glazed window

**EXTERNALLY:** private and enclosed rear garden, additional plot which was purchased by the current owner, patio area and raised and fenced area with artificial lawn



## TENURE

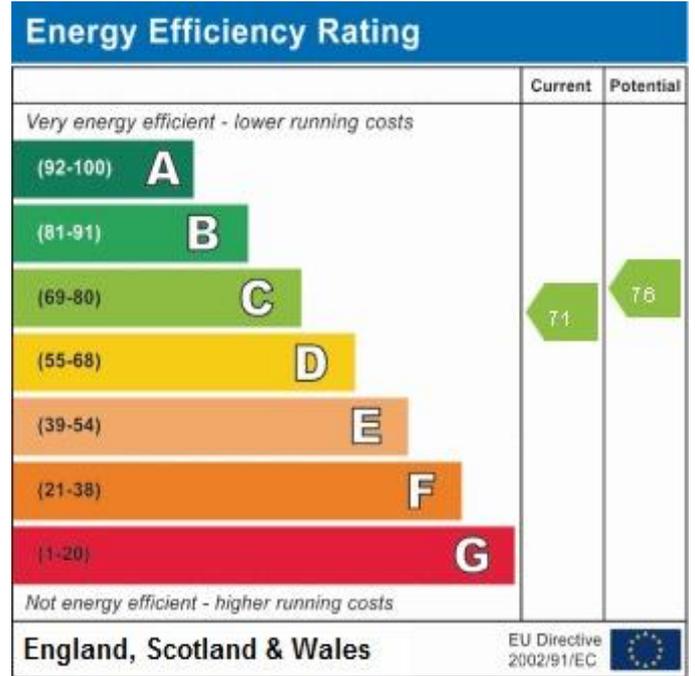
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 27/01/1984  
Ground Rent: £15 PER ANNUM

**Council Tax Band: A**  
**EPC Rating: C**

WB2209/AI/AI/18/12/23/V.1





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