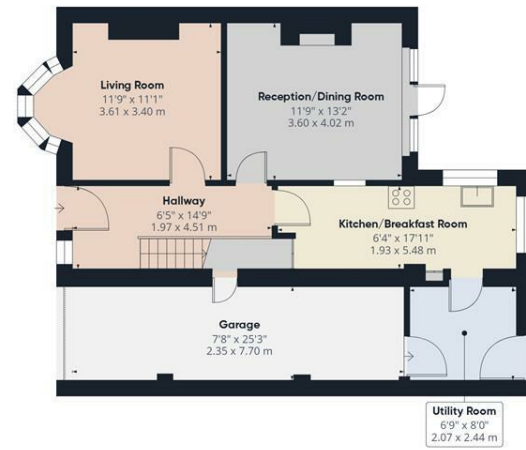
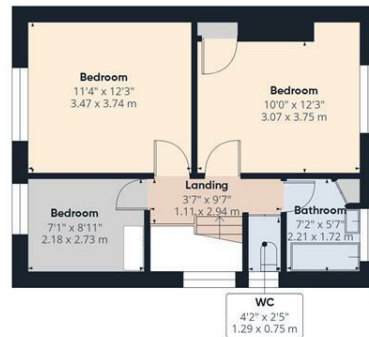




# Haig Avenue, Whitley Bay



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1184 ft<sup>2</sup>  
110.1 m<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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £280,000

## Description

THREE BEDROOM SEMI DETACHED PROPERTY SHOWING FANTASTIC POTENTIAL SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN WHITLEY BAY - OFFERED WITH NO UPPER CHAIN

We welcome to the market this well proportioned three bedroom semi detached family home, conveniently located close to amenities in Whitley Bay. Offering two reception rooms, generous sized accommodation, private garden, driveway parking and a garage. Whilst in need of some modernisation, this property makes an ideal purchase for a range of buyers.

Briefly comprising: Entrance hallway leading to all ground floor rooms and stairs to the first floor. To the front is the living room, featuring a bay window with a built in window seat and a fireplace housing a gas fire. Overlooking the rear garden is a second reception room, offering a bright and airy space with full height glazed windows and a door opening out to the garden. The kitchen has fitted wall and base units including an integrated gas hob and electric oven. A door offers access to a handy utility room.

To the first floor are three bedrooms, two of which are doubles in size. The bathroom comprises a bath with shower over and a vanity unit housing a hand basin. There is a separate W.C.

Externally to the rear is a private garden and to the front is driveway parking, lawn and a garage.

Conveniently situated within close proximity to local amenities, shops and Monkseaton High School. Whitley Bay is a popular coastal town with highly regarded schools at all levels. There are excellent transport links including the Metro as well as excellent road links in to Newcastle City centre. The property is within easy reach of the seafront and Whitley Bay centre with its array of many shops, cafes and restaurants.

## Entrance Hallway

**Living Room**  
11'10" x 11'1"

**Dining Room**  
13'2" x 11'9"

**Kitchen/Breakfast**  
17'11" x 6'3"

**Utility Room**  
8'0" x 6'9"

**Bedroom One**  
12'3" x 11'4"

**Bedroom Two**  
12'3" x 10'0"

**Bedroom Three**  
8'11" x 7'1"

**Bathroom**  
7'3" x 5'7"

## Externally

To the rear is a private garden and to the front is driveway parking, lawn and a garage.

**Tenure**  
Freehold

