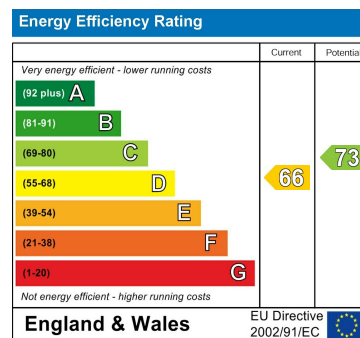




Victoria Terrace, Whitley Bay



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.

Guide Price £160,000

Description

PROPERTY FOR SALE BY MODERN METHOD OF AUCTION

SPACIOUS THREE BEDROOM MAISONETTE POSITIONED OVER TWO FLOORS WITHIN THE HEART OF WHITLEY BAY - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this spacious three bedroom maisonette, ideally situated within the heart of Whitley Bay. Positioned over two floors, the property boasts three double bedrooms, convenient study, ample living space, generous kitchen diner and sizeable bathroom with WC, complete with private rear yard externally.

Briefly comprising: Private entrance hallway with stairs leading to the landing providing access to all principal rooms of the first floor.

The first two bedrooms sit to the front of the home with the principal bedroom housing a large bay window and second bedroom offering integral storage.

Whilst to the rear, the kitchen diner is positioned initially. Amply sized, the kitchen itself is furnished with cream shaker style cabinetry, framed with wood effect worktops and incorporating an electric oven, hob and extractor, as well as designated space for appliances. Configured to accommodate a breakfast table the space is versatile. Adjacent to the kitchen, the generous living room is bright and incorporates integral storage. A door leads to the rear lobby, providing access to the bathroom and stairs down to the rear yard.

The sizeable bathroom is equipped with a pedestal wash basin and bath with shower overhead, whilst comprising a separate WC.

Upon the second floor, the study is accessed initially fitted with a Velux window to create a multi purpose useable space. Beyond this, the final bedroom is situated presenting a feature fireplace, Velux windows and available eaves storage.

Externally the property benefits from a private rear yard housing gate access to the rear lane.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

2'11" x 3'1"

First Floor Landing

7'8" x 11'8"

Kitchen

11'9" x 12'2"

Living Room

14'9" x 9'8"

Bedroom

16'2" x 11'1"

Bedroom

9'8" x 10'9"

Bathroom

13'8" x 6'10"

Study

15'11" x 5'11"

Bedroom

15'8" x 9'0"

Private Rear Yard

Tenure

Leasehold - 957 years remaining - Share of Freehold

