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Trading Places



## Easedale, Whitley Bay - £242,500

- Semi Detached Bungalow
- Spacious Lounge
- Four Piece Bathroom
- Three Bedrooms
- Breakfasting Kitchen
- Front And Rear Gardens



Whitley Bay Tel: 0191 251 1189



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## Easedale, Whitley Bay

Trading Places are delighted to bring to the market for sale this purpose built three bedroom semi detached bungalow located in a very popular sought after area of Seaton Sluice. The property offers spacious versatile accommodation but would benefit from slight cosmetic improvement which is reflected in the selling price. The property is situated close to local amenities, facilities and close to Seaton Sluice sea front and having access to bus services for commuting into other coastal towns such as Blyth and Whitley Bay. The property benefits from double glazing, gas central heating and security alarm system and briefly comprises; entrance hallway, spacious lounge, inner hallway, two bedrooms (one currently being used as a second lounge), breakfasting kitchen and good sized modern bathroom with four piece suite. To the first floor there is a further purpose built third bedroom. Externally there are front and rear gardens and an attached single garage with double length driveway. The property is being sold with no upper chain and viewings are highly recommended. To arrange an appointment please call our branch on 0191 251 1189. EPC Rating to be confirmed.

### Entrance Hallway

Double glazed panel door and side windows, stairs to first floor, double glazed window to the side, radiator.

### Lounge 4.20 x 5.53 (13'9 x 18'2)

Double glazed window to the front elevation, chimney breast and alcoves with plaster feature fireplace with marble inset and hearth with gas fire, radiator, coving, wall lights, television point and door to:

### Inner Hall

Built in storage cupboard and telephone point.

### Breakfasting Kitchen 9' 4 x 11' 2 (2.74m 0.10m x 3.35m 0.05m)

Fitted with a range of wood effect wall and base units with roll top work surfaces over, single sink with drainer, built in electric oven with gas hob and extractor above, integrated fridge, plumbed for washing machine, roll top breakfast bar, radiator, double glazed windows to the rear, double glazed door to the rear.

### Bedroom 1 13' 3 x 10' 7 (3.96m 0.08m x 3.05m 0.18m)

Double glazed window to the rear, fitted wardrobes and radiator.

### Bedroom 2 10' 10 x 11' 3 (3.05m 0.25m x 3.35m 0.08m)

Currently being used as a second lounge, double glazed window to the side, radiator and television point.

### Bathroom/wc

Four piece white modern suite comprising; panelled bath, corner shower cubicle with plumbed shower, pedestal wash hand basin, low level wc, double glazed frosted window to the side, radiator, tiled walls.

### First Floor Landing

Access to bedroom three.

### Bedroom 3 9'10 x 10' 8 (3.00m x 3.05m 0.20m)



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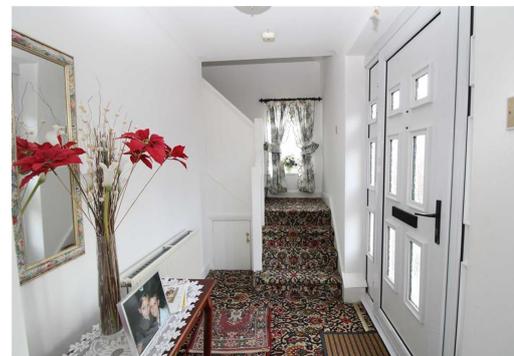
Trading Places

Double glazed window to the side, radiator and access to loft space where the combi boiler for the gas central heating is housed.

### Gardens and Garage

At the front of the property is paved front garden area with double length driveway leading to single attached garage with up and over garage door and door to rear giving access to rear garden. And to the rear is a mainly lawned garden with fenced boundaries.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.



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