

1A Main Street, Ponteland,  
Newcastle Upon Tyne, NE20 9NH

Tel: 0191 2511189

Web: [www.tp-property.co.uk](http://www.tp-property.co.uk)

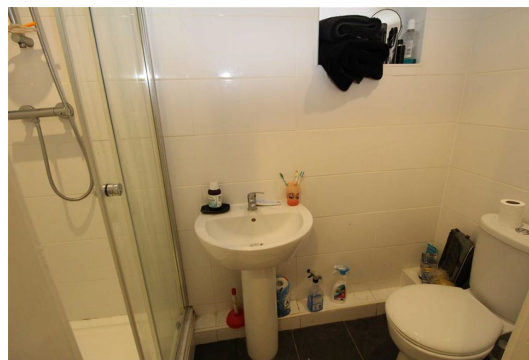
Email: [info@tp-property.co.uk](mailto:info@tp-property.co.uk)



Trading Places



Clarence Crescent, Whitley Bay - £290,000



Whitley Bay Tel: 0191 251 1189



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## Clarence Crescent, Whitley Bay

Excellent Investment Opportunity - Trading Places are offering this converted, mid terrace double fronted Victorian dwelling, situated on a pedestrianised street in the heart of Whitley Bay, overlooking Whitley Bay Metro Station, and benefitting from a front garden and a yard to the rear. Trading Places currently oversee the management of the six rented flats in this property, consisting of three bedsit flats and three one bedroom flats, all of which are currently rented and reaping an annual rental yield of approx £29,640.

There is a communal entrance hallway with two flats off the ground floor, two flats off the first floor and again two in the top floor attic space. There is double glazing, and both gas and electric heating. Viewing by appointment with Trading Places on 0191 251 1189. EPC's for the flats available separately.

### Communal Lobby, Hallway & Staircase

With doors off to the two ground floor flats and staircase up to the first and top floors with original spindled staircase and stained & etched glass landing window. Under stair storage cupboard housing electricity meters. Door to rear yard.

### Ground Floor Flats

To the left a bedsit with electric heating and shower room off, to the right a one bedroom flat with gas central heating, lounge, separate kitchen, bedroom and shower room.

### First Floor Flats

To the left a bedsit with electric heating and shower room off, to the right a one bedroom flat with lounge/kitchen, bedroom, shower room and gas central heating.

### Top Floor Flats

To the left a bedsit with kitchen, shower room, separate wc and electric heating and to the right a one bedroom flat with electric heating, lounge/kitchen, bedroom and shower room off. Both flats have sloping ceilings.

### Externally

Lawned garden to the front with wrought iron railings and pedestrian pathway and yard to rear.

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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