



## 6 bed terraced house to buy in

Edwards Road, Whitley Bay, Whitley Bay,  
Tyne and Wear, NE26 2BH

# £475,000

🏠 x6 🚗 x1 🚲 x2

Tenure

**Freehold**

On Street parking

Garden

## Property features

- ✓ Six Bedroom End Terrace House
- ✓ Sought After Location
- ✓ Walking Distance to The Beach
- ✓ Extremely Spacious throughout
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Description

Pattinson's are delighted to bring to the sales market this rare opportunity to purchase this extremely spacious six bedroom end terraced house set over three floors situated close to the stunning coastline, town centre and metro station which offers excellent local amenities and is within the catchment area for excellent local schools

Comprising: entrance hallway, lounge with bay window, dining room, sitting room with doors to the rear, open plan to the fully fitted kitchen with a range of wall and floor units, integrated oven hob, extractor fan,, door to the rear, first floor bathroom with white suite, shower cubicle, double wash hand basin, wc, tiled walls, separate wc, bedroom 1 double to the rear, bedroom 2 double to the front, bedroom 3 single, second floor, bedroom 4 double to the rear, bedroom 5 double to the front with velux window, bedroom 6 single to the front. Externally there is a garden to the front of the property and yard to the rear. NO UPPER CHAIN!!! CALL NOW TO ARRANGE YOU VIEWING!!! 0191 2531301 or [whitley.bay@pattinson.co.uk](mailto:whitley.bay@pattinson.co.uk)

Council Tax Band: C

Tenure: Freehold

Price: £475,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas

## Hallway

8.49m x 2.49m (27'10" x 8'2")

Spacious hallway with laminate floor, large under stair cupboard, radiator.



## Lounge

5.49m x 4.37m (18'0" x 14'4")

Large lounge with double glazed bay window, laminate floor, and feature fireplace, radiator.



## Dining Room

5.30m x 3.70m (17'4" x 12'1")

Double glazed window, laminate floor, radiator, storage cupboards.



## Kitchen

4.00m x 4.00m (13'1" x 13'1")

Fully fitted with a range of wall and floor units, integrated oven, hob and extractor fan, plumbing for washing machine, part tiling, laminate floor, double glazed window, door to the rear, radiator.



## Breakfast Room

3.82m x 3.63m (12'6" x 11'10")

Laminate floor, open to the kitchen, double glazed doors to the rear, laminate floor, radiator.



## Bedroom 1

5.30m x 4.30m (17'4" x 14'1")

Large double to the rear of the property with laminate floor, double glazed window, radiator.



## Bedroom 2

4.70m x 3.70m (15'5" x 12'1")

Double to the front of the property with laminate floor, double glazed window, radiator.



## Bedroom 3

3.70m x 2.00m (12'1" x 6'6")

Single to the front of the property with double glazed window, laminate floor, radiator.



## Bedroom 4

5.10m x 4.50m (16'8" x 14'9")

Large double to the rear of the property with laminate floor, double glazed window, radiator.



## Bedroom 5

5.20m x 3.40m (17'0" x 11'1")

Double to the front of the property with double glazed velux window, radiator.



## Bedroom 6

3.90m x 2.30m (12'9" x 7'6")

Single to the front of the property with double glazed velux window, radiator.




## Rear

Paved rear yard with side gate.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Edwards Road, Whitley Bay, Whitley Bay, Tyne and Wear, NE26 2BH

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

