



**Auction**

## 2 bed terraced house to buy in

Lovaine Avenue, Whitley Bay, Tyne and Wear, NE25 8RW

**£140,000** Starting Bid

 x2  x1  x2

Tenure

**Freehold**

On Street parking

Garden

## Property features

- ✓ Popular residential location in Whitley Bay
- ✓ Rear garden / generous outdoor
- ✓ Early viewing recommended due to expected demand
- ✓ Two bedroom mid terrace
- ✓ EPC Rating E

## Key Information

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

## Description

TO BE SOLD VIA ONLINE AUCTION - FEES APPLIED

This two-bedroom terraced home presents an excellent opportunity for buyers seeking a property with scope to modernise and add value. Offering a blend of traditional features and generous living space, the property is ideally suited to investors, developers, or those looking to create a home to their own specification.

The accommodation comprises a welcoming entrance hallway leading to two well-proportioned reception rooms, providing flexible living and dining space. The kitchen is located to the rear and, while functional, would benefit from updating, offering clear potential for improvement.

To the first floor, there are two good-sized bedrooms, both enjoying plenty of natural light, along with a family bathroom fitted with standard fixtures, also requiring modernisation.

Externally, the property benefits from a rear garden along with a substantial additional section of garden beyond, effectively creating a double garden plot. This generous outdoor space offers significant potential for landscaping, extension (subject to relevant permissions), or simply creating a larger private garden area.

Situated in the highly sought-after area of Whitley Bay, the property benefits from close proximity to local amenities, well-regarded schools, and excellent transport links. The coastline, beach, and promenade are also within easy reach, adding to the property's long-term appeal.

Auctioneers Note:

This property is offered for sale via auction and is in need of updating throughout, making it an ideal project with strong resale or rental potential.

Early interest is anticipated – please enquire for further details.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £140,000

Property Type: Terraced House

USPs: Garden, Requires updating, Chain free

Parking: On Street

Heating: Gas

## Lounge

3.60m x 3.80m (11'9" x 12'5")



## Kitchen

4.50m x 2.30m (14'9" x 7'6")



## Conservatory

2.30m x 1.80m (7'6" x 5'10")



## Bedroom 1

3.60m x 3.60m (11'9" x 11'9")



## Bedroom 2

2.50m x 2.70m (8'2" x 8'10")

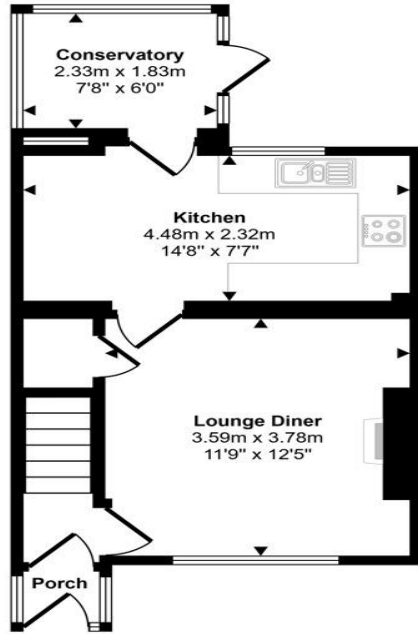


## Bathroom

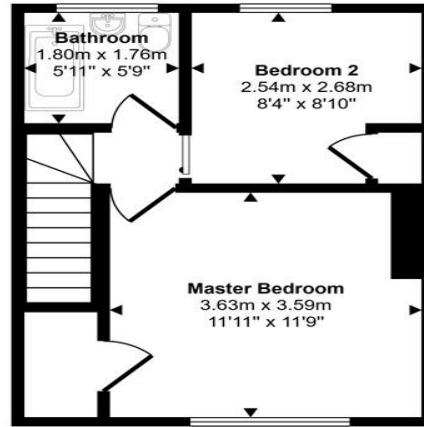
1.80m x 1.80m (5'10" x 5'10")



Approx Gross Internal Area  
65 sq m / 703 sq ft



**Ground Floor**  
Approx 36 sq m / 386 sq ft



**First Floor**  
Approx 29 sq m / 317 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(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	

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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)**

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