



St. Albans Close, Earsdon, Whitley Bay

Offers Over £150,000



RICHARDSONS



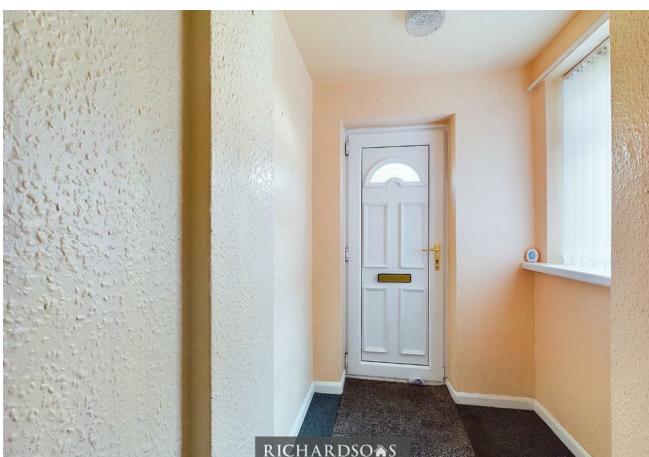
RICHARDSONS

St. Albans Close Whitley Bay, NE25 9LG

- MID TERRACED HOUSE
- TWO BEDROOMS
- GARAGE
- NO UPPER CHAIN

- SIZEABLE KITCHEN
- LARGE REAR GARDEN
- INVESTMENT OPPORTUNITY
- EPC RATING C

Offers Over £150,000



Located in the heart of Earsdon Village, offered with no upper chain.

This lovely property boasts a spacious layout with 1 reception room, 2 double bedrooms, and 1 bathroom, making it perfect for a small family.

The property offers a large front garden, and a paved garden to the rear, providing ample space for outdoor activities and gardening. Additionally, the presence of a garage offers convenient parking and extra storage space.

Highly sought after area, close to lovely walks and village pubs, yet within close proximity to both Shiremoor and West Monkseaton Metro stations. Earsdon Village is also approximately a 5-10 minute drive from the coastline and Whitley Bay town centre.

Tenure - Freehold
Council Tax - B



Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

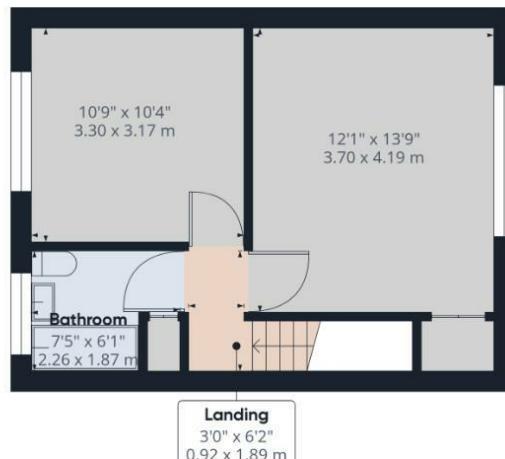
Kitchen	8'10" x 13'4" (2.70 x 4.08)
Lounge	18'9" x 13'9" (5.72 x 4.20)
Bedroom One	12'1" x 13'8" (3.70 x 4.19)
Bedroom Two	10'9" x 10'4" (3.30 x 3.17)
Bathroom	7'4" x 6'1" (2.26 x 1.87)



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Ground floor



Floor 1

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Approximate total area⁽¹⁾

804.71 ft²
74.76 m²

Reduced headroom
7.75 ft²
0.72 m²

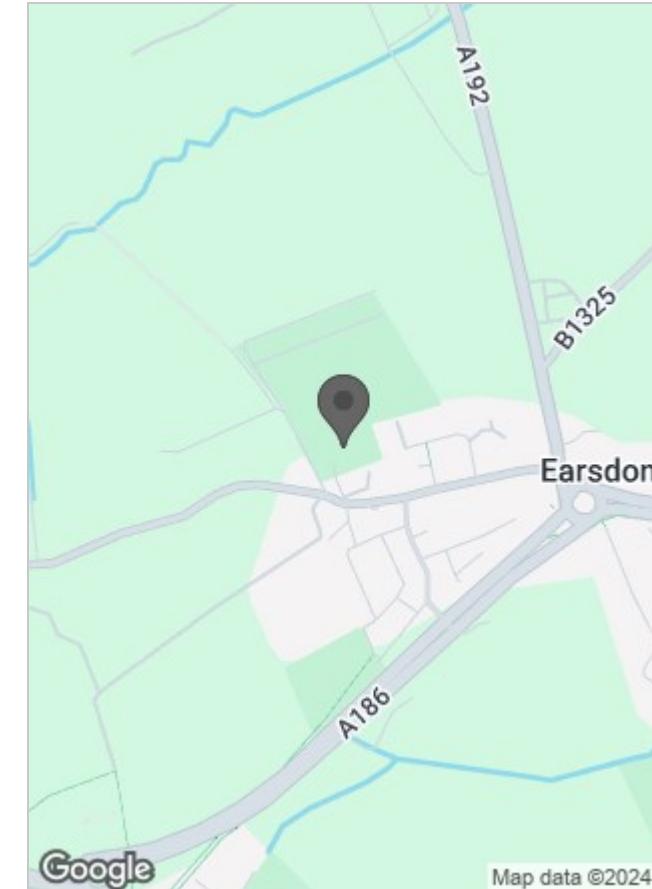
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.