



St. Albans Close, Earsdon, Whitley Bay  
£850 Per Calendar Month

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RICHARDSO  S



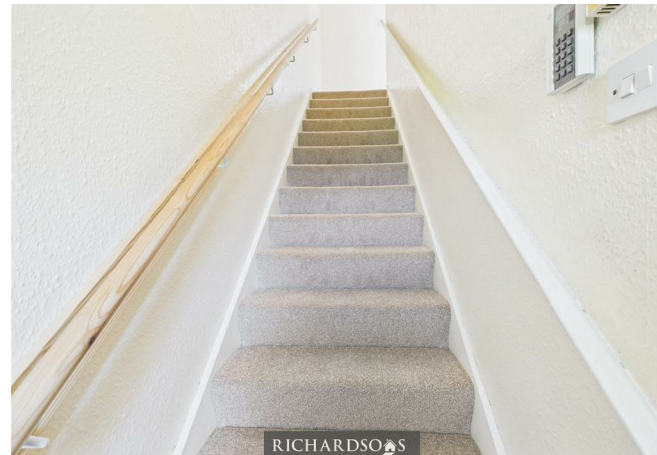
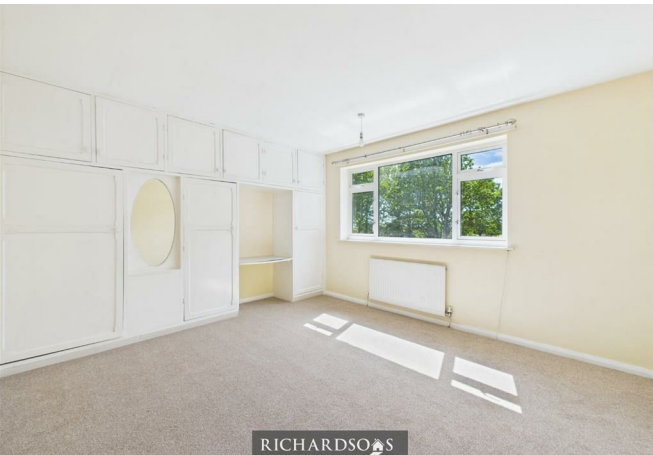




# St. Albans Close Whitley Bay, NE25 9LG

- MID TERRACED HOUSE
- TWO BEDROOMS
- NEW FLOORING THROUGHOUT
- AVAILABLE NOW
- SIZEABLE KITCHEN
- LARGE REAR GARDEN
- EXCELLENT LOCATION
- EPC RATING C

£850 Per Calendar Month



Located in the heart of Earsdon Village.  
Available now.

Floorplan and walkthrough available on advert.

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  
Deposit £900





### Approximate measurements

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

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





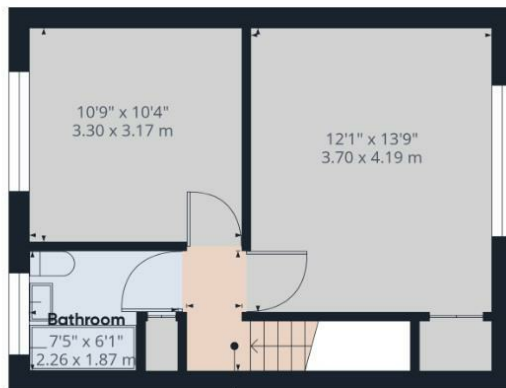


RICHARDSONS





Ground floor



Floor 1

**RICHARDSONS**

**Approximate total area<sup>®</sup>**

804.71 ft<sup>2</sup>  
74.76 m<sup>2</sup>

**Reduced headroom**

7.75 ft<sup>2</sup>  
0.72 m<sup>2</sup>

(1) Excluding balconies and terraces

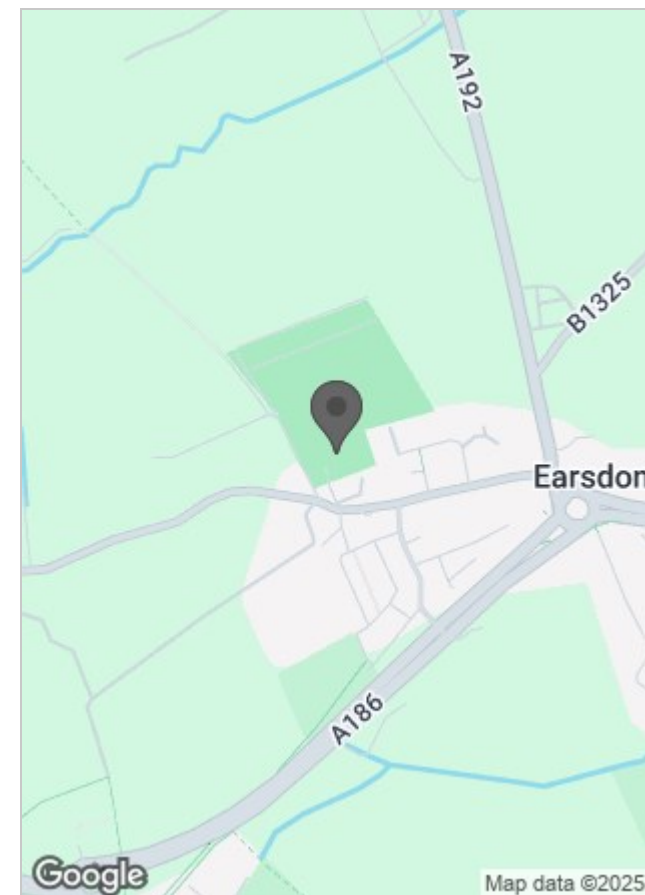
Reduced headroom

..... 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.

**GIRAFFE 360**



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