



Harewood Close  
Offers Over £200,000



RICHARDSONS 



# Harewood Close Whitley Bay, NE25 9NT

- THREE BEDROOMS
- LARGE GARDEN
- GREAT LOCATION
- SPACIOUS KITCHEN
- WELLFIELD ESTATE
- OFF ROAD PARKING
- FAMILY HOME
- EPC RATING D

Offers Over £200,000



Richardsons are delighted to welcome to the market this 3 Bedroom Home, located on the popular Wellfield Estate in Whitley Bay.

The property benefits from a large kitchen space, generous rear garden, enjoys views and cul-de-sac location.

With excellent schools and local shops, Wellfield is a popular location for families.



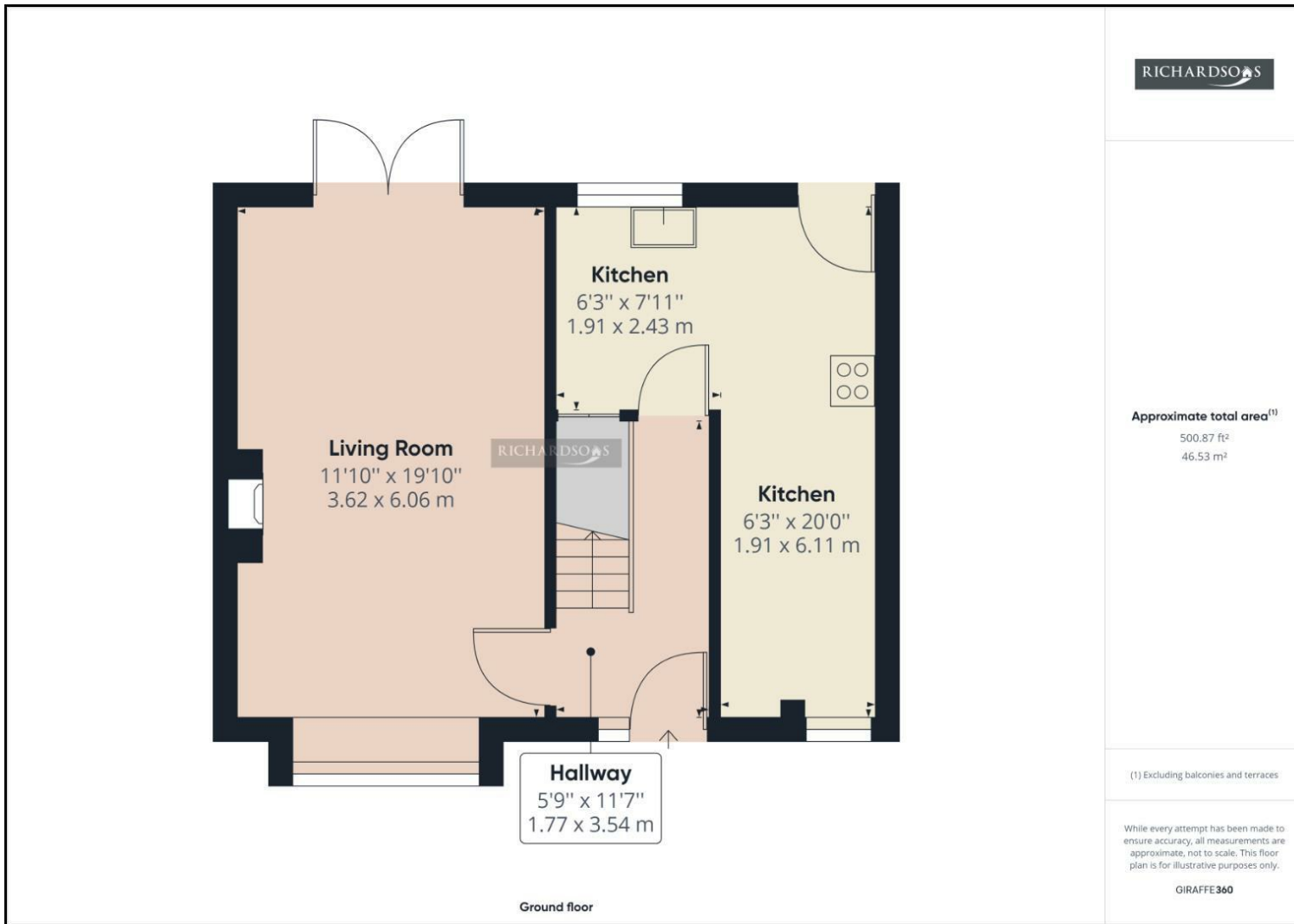
### Approximate measurements

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

<b>Living Room</b>	11'10" x 19'8" (3.62 x 6.0)
<b>Kitchen</b>	6'3" x 7'11" / 6'3" x 20'0" (1.91 x 2.43 / 1.91 x 6.11 )
<b>Bedroom One</b>	12'0" x 12'4" (3.67 x 3.76)
<b>Bedroom Two</b>	12'5" x 9'7" (3.81 x 2.94 )
<b>Bedroom Three</b>	8'11" x 7'2" ( 2.74 x 2.20)
<b>Bathroom</b>	4'10" x 9'10" (1.49 x 3.02)







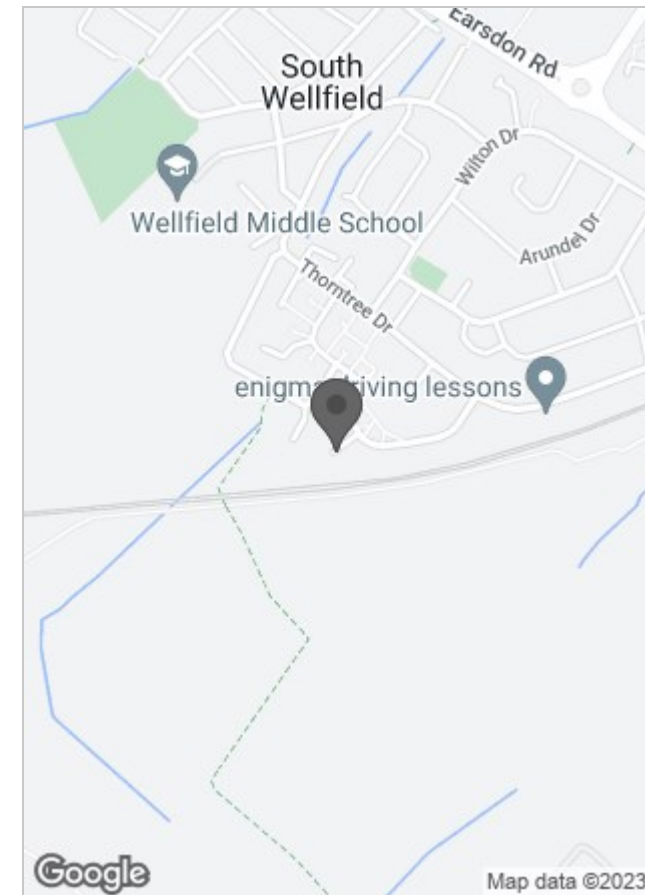
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Approximate total area<sup>(1)</sup>  
500.87 ft<sup>2</sup>  
46.53 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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.