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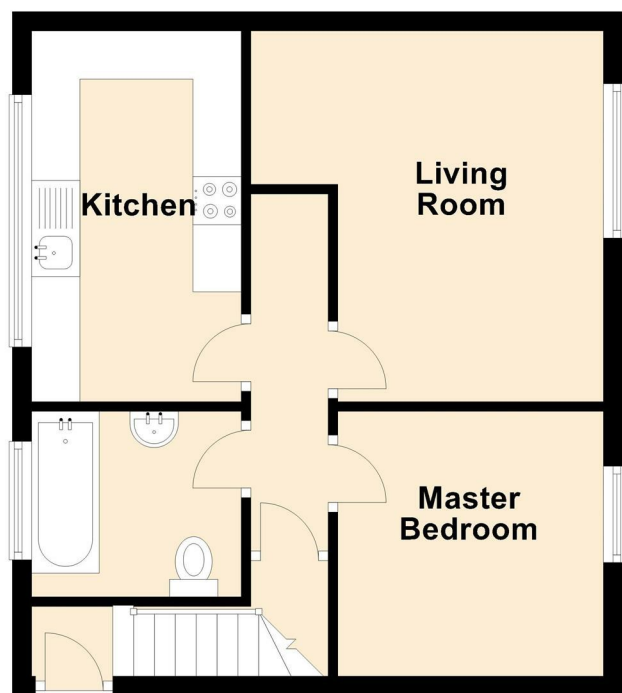
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- Popular Location
- One Bedroom
- Gas Central Heating
- Viewing Recommended
- First Floor
- Great View
- Double Glazing
- Call Our Whitley Bay Branch

### Ground Floor



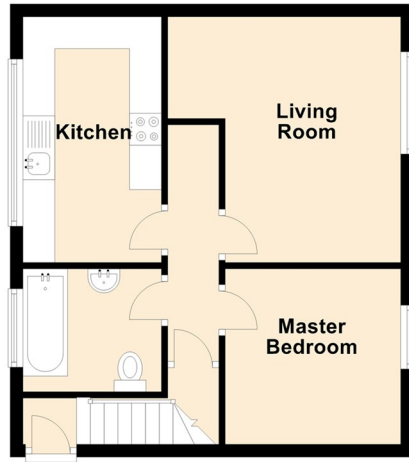
For the first time buyer or the professional landlord this one bedroom first floor flat should prove of great interest. The accommodation is ready for immediate viewing and has been priced to effect an early sale.

Briefly consisting of an entrance lobby, living room, kitchen fitted wall and floor units, an integrated hob and oven and a lovely open aspect view, bathroom WC, master bedroom and garden to the rear/side. As you would expect the property is warmed with gas central heating and also boasts double glazing.

The exact location affords ease of access to the A19, the Tyne Tunnel and Rake Lane Hospital. The A1058 Coast Road is also close by so you have a direct route to the coast or Newcastle City Centre. There are also good links to public transport facilities which include prime bus routes and of course the Metro service.

This flat offers very comfortable living space and a view to match. In order to get a real feel for this home you should view the property as soon as possible. This will give you a much better understanding of how charming this property is.

Ground Floor



Living Room 12'8" x 9'0" (3.85m x 2.75m)

Kitchen 12'0" x 7'1" (3.67m x 2.17m)

Master Bedroom 9'0" x 9'0" (2.75m x 2.75m)

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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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