


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Cambridge Avenue, Whitley Bay NE26 1BA

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£145,000

Signature presents an excellent opportunity to acquire this two-bedroom first floor flat situated on one of Whitley Bay's most popular residential streets. Offering modern design throughout, the property is close to all local amenities, good schooling and transportation links providing ease of access to other local towns, the coast and Newcastle's city centre.

Benefiting from double glazing, the accommodation begins in an entrance hall with stairs leading to the first floor. There is a large living room with a feature wall and bay window, flooding the space with light. Leading to a second reception room and further to the kitchen, which has a full range of fitted wall and floor units.

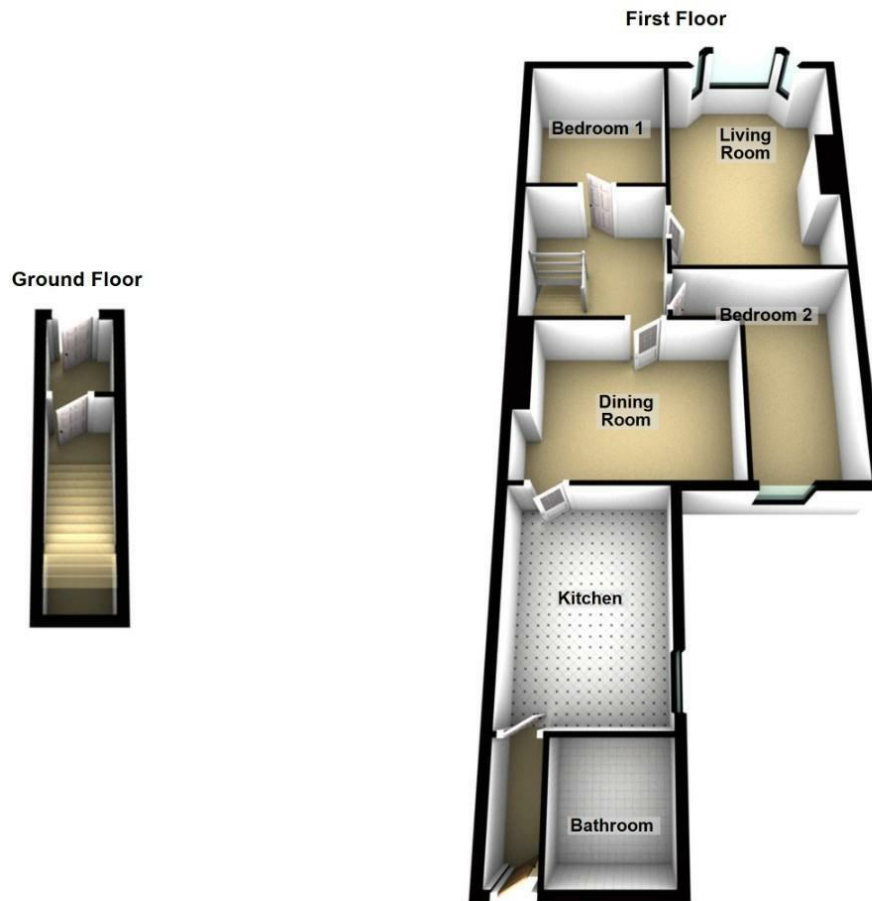
There are two double bedrooms and a modern bathroom. This property also benefits from a fully boarded loft with ladders to reach.

Externally the property offers a private front garden with timber gate access and a shared owned rear courtyard.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living room
16'8" x 11'5"

Kitchen
13'5" x 9'10"

Dining room
14'1" x 10'9"

Bedroom 1
10'2" x 9'6"

Bedroom 2
14'5" x 11'5"

Bathroom
6'10" x 6'6"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC







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