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- Mid Terraced House
- Open Plan Kitchen
- Close To Local Schools
- Gas Central Heating
- Double Glazed Windows
- Three Bedroom Home
- Excellent Location
- Freehold Property
- Council Tax Band *C*
- Bright And Airy





**** Video Tour on our YouTube Channel | <https://youtu.be/LFre37pjyko> ****

Canberra Avenue is located in an extremely desirable part of Whitley Bay, offering the buyer a great lifestyle choice; a lovely area to raise a family, with everything you need on your door step.

The property, which is ready for immediate viewing, briefly comprises to the ground floor:- entrance hall, spacious lounge with a walk-in bay window and a bright and airy open plan kitchen/dining room with sliding door access to the rear garden. On the first floor you are presented with three good-sized bedrooms and a modern family bathroom with WC with shower over the bath an under-sink storage. The property further benefits from double glazing and gas central heating; via a newly installed boiler.

Externally there is a paved driveway to the front for off street parking, and there is an enclosed Northerly-facing rear garden with a patio area and artificial lawn.

The Whitley Bay area is very popular, and we are seeing strong demand for property. The location offers the discerning buyer a great lifestyle choice with access to all essential amenities. There are well regarded schools in the area along with plenty of shops and travel links, including access to the Metro service. Living at the coast also comes with the benefit of having stunning beaches within easy reach.

This property must be viewed to appreciate the accommodation and location. For more information please call our Tynemouth branch on 0191 257 2000.

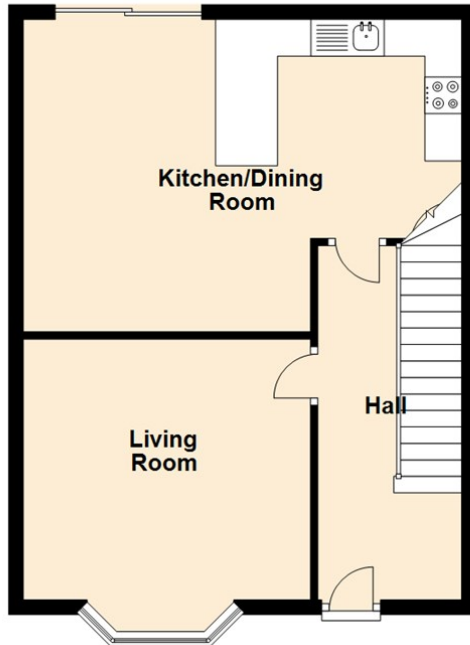
Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

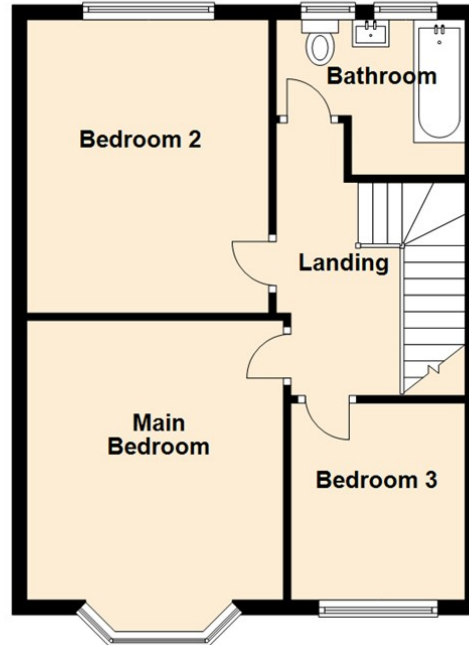
Council Tax band *C*.




Ground Floor



First Floor



- Living Room 11'8" x 12'10" (3.56 x 3.92)
- Kitchen/Dining Room 13'11" x 19'7" (4.26 x 5.98)
- Main Bedroom 12'6" x 11'5" (3.82 x 3.50)
- Bedroom Two 13'1" x 11'0" (4.01 x 3.36)
- Bedroom Three 8'9" x 7'9" (2.69 x 2.38)

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

The difference between house and home

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