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- For Sale by Modern Auction
- Subject to Reserve Price
- The Modern Method of Auction
- Terraced Home
- Viewing Recommended
- T & C's Apply
- Buyers Fees Apply
- Three Bedrooms
- Great Location
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/jY8CmpzYhec> \*\***

For sale by Modern Method of Auction: Starting Bid Price £200,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

This three-bedroom home is located on Canberra Avenue, an extremely desirable part of Whitley Bay. Offering the buyer a great lifestyle choice in a lovely area to raise a family, with everything you need on your doorstep.

The property briefly comprises to the ground floor: - entrance hall, dining room with a bay window, lounge, and a kitchen with access to the rear garden. On the first floor you are presented with three good-sized bedrooms. the main with fitted wardrobes and there is a family shower room/w.c. The property further benefits from double glazing and gas central heating.

Externally there are gardens to the front and rear together with a detached garage.

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 a wide variety 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.

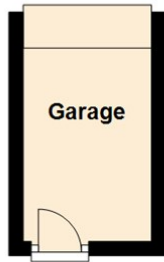
#### Tenure

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

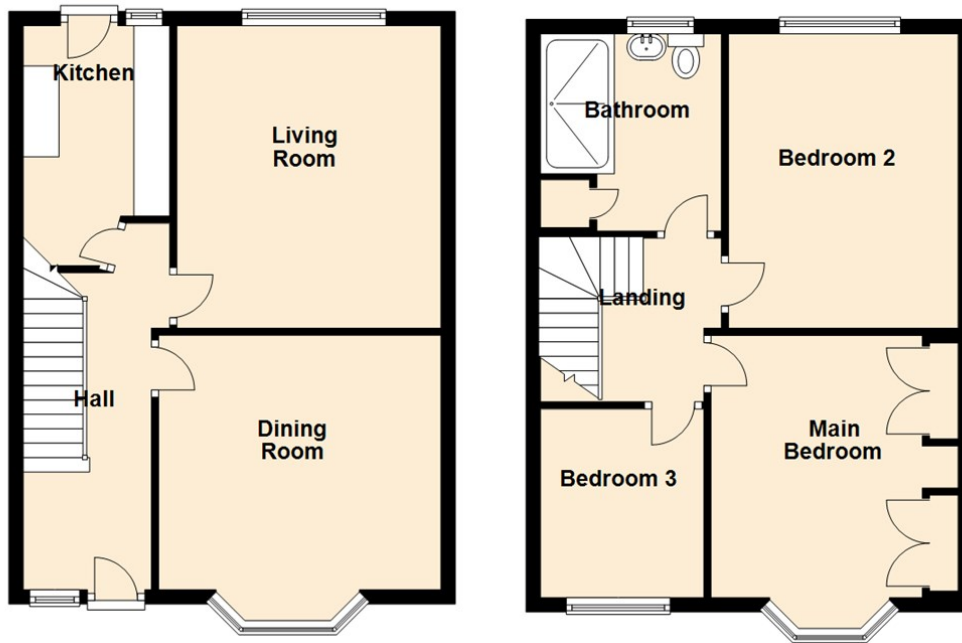
Council Tax band \*C\*



### Ground Floor



### First Floor



## The difference between house and home

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Living Room 13'10" x 12'5" (4.22 x 3.81)

Dining Room 11'7" x 12'11" (3.55 x 3.94)


Kitchen 10'11" x 6'8" (3.35 x 2.05)

Main Bedroom 12'0" x 11'3" (3.66 x 3.45)

Bedroom Two 13'5" x 10'6" (4.11 x 3.21)

Bedroom Three 8'7" x 7'5" (2.63 x 2.28)

Auctioneer's Comments

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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		
England & Wales		EU Directive 2002/91/EC 

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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