

Birkdale, Whitley Bay, NE25

OIRO £220,000



Full Description

Alexander Hudson Estates are delighted to bring to the market this modern two bedroom semi detached home, enjoying a lovely cul de sac position within the popular Red House Farm Development NE25.

The property offers nicely proportioned accommodation which is well presented throughout with attractive private rear garden and allocated parking.

You enter the property via a glazed entrance porch with main access door into the lounge, which is open plan having staircase leading to the first floor. To the rear is the fitted kitchen with french doors leading out to the rear gardens. From the first floor landing there is a double bedroom and good sized second bedroom, along with bathroom/wc. Externally to the rear is a mature, enclosed private garden with lawn, well stocked borders and patio.

Red House Farm is a popular residential area just 2 miles north-west of Whitley Bay town Centre. with local shops, schools, green spaces, and community facilities, With strong transport links via local bus routes, with nearby Metro stations at West Monkseaton and Monkseaton.

Disclaimer

At Alexander Hudson Estates, we take great care to ensure our marketing is accurate, clear, and transparent. These particulars are intended as a guide only and do not form part of any offer or contract.

All descriptions, images, floor plans, and measurements are provided in good faith but should not be relied upon as statements of fact. Interested parties are advised to carry out their own due diligence and satisfy themselves as to the accuracy of the information provided.

Features

- Modern two bedroom terrace home.
- Pleasant cul-de-sac position on the popular Red House Farm Development.
- Gardens and allocated parking.
- Easy access to local shops services and amenities as well as strong transport links

Contact Us

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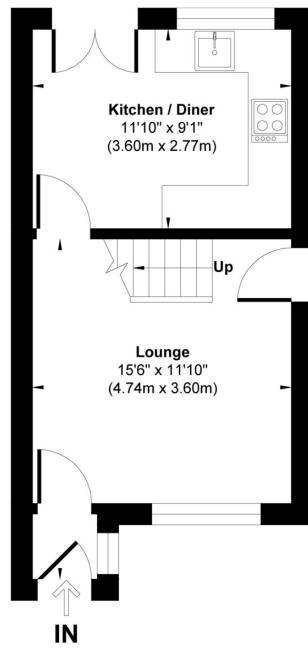




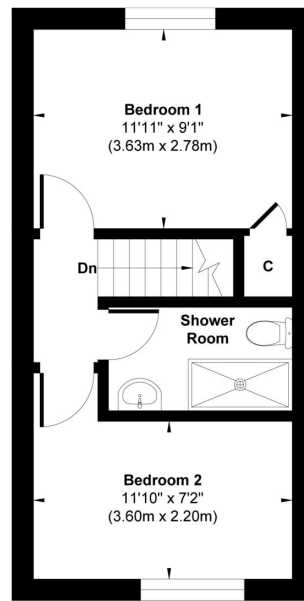
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		89
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





Ground Floor
Approximate Floor Area
266 sq.ft
(24.74 sq.m)



First Floor
Approximate Floor Area
297 sq.ft
(27.60 sq.m)



Approx. Gross Internal Floor Area 563 sq. ft / 52.34 sq. m

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