



**10 Charles Avenue  
Whitley Bay  
Tyne and Wear  
NE26 1AG**

**Offers in Excess of £328,000**

**bettermove**



# Charles Avenue

## Whitley Bay

Bettermove are proud to present this 5 bedroom terraced house in Whitley Bay available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking nearby. The council tax band is B.

The property is tenanted and rental yields can be obtained through Bettermove. This can also be sold vacant on possession.

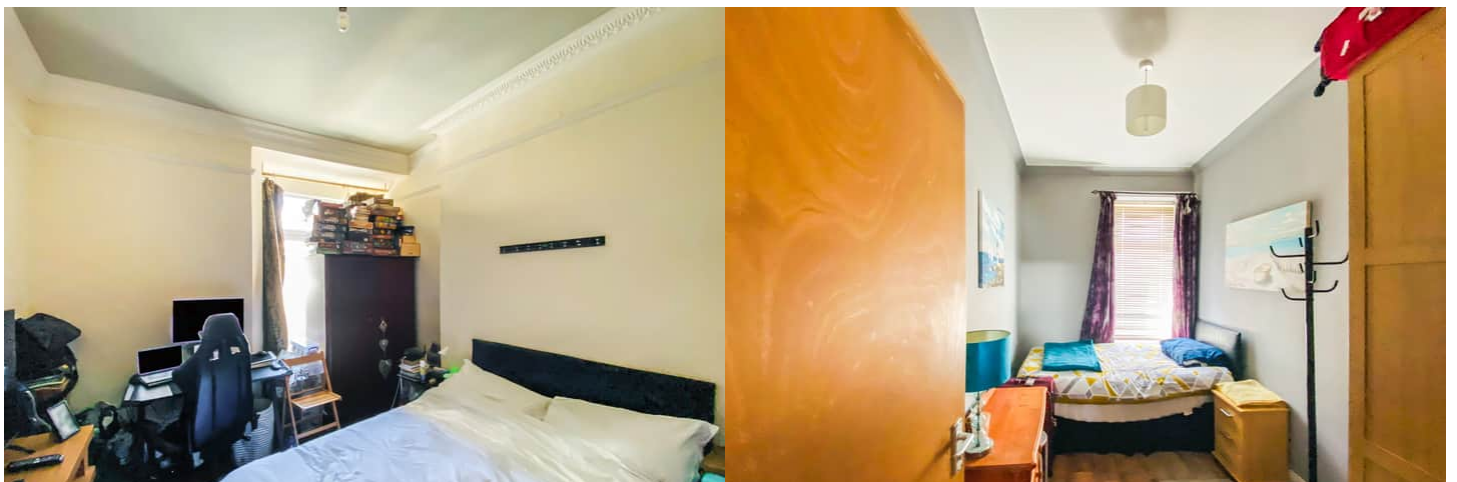
The interior of this well presented property comprises the communal fitted kitchen and dining room on the ground floor. The ground floor also has two bedrooms. The first floor consists of 3 bedrooms and a communal bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

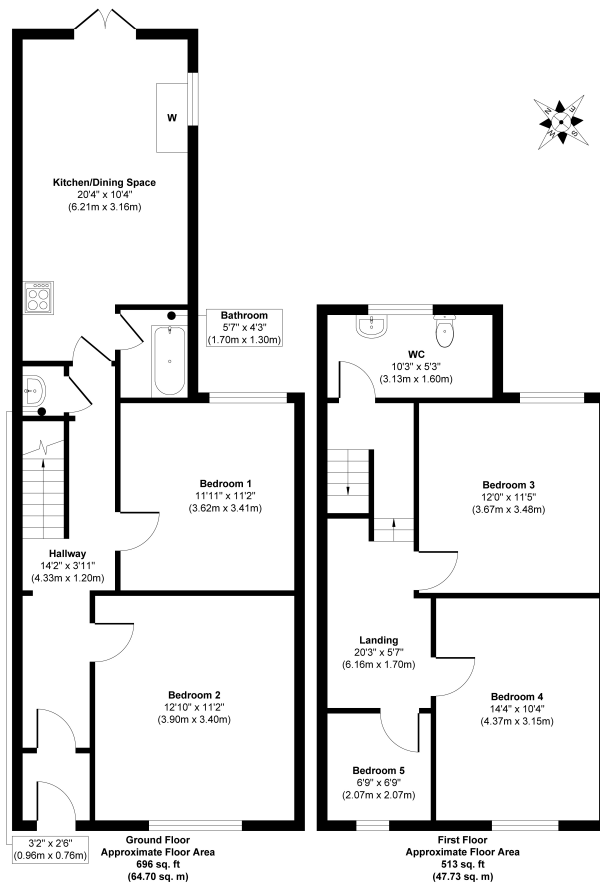
Located in the popular seaside town of Whitley Bay, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A19, Whitley Bay Metro Station and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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