



## 18 Friars Rise , Whitley Bay NE25 9BA

- Stunning 2nd Floor Apartment
  - Open Plan Living/Kitchen
    - Bathroom/w.c.
  - Finished with High Quality Fittings
- Viewing is considered to be Essential
- Open Views over Farmland
  - Two Bedrooms
  - Internally Remodelled
  - Allocated Parking Bay

**Offers In The Region Of £175,000**





Nestled in the desirable development of Friars Rise, Monkseaton, this exquisite second floor apartment offers a perfect blend of modern living and stunning views. With two bedrooms, this property is ideal for individuals, couples, or small families seeking a comfortable and stylish home.

The open-plan design creates a spacious and inviting atmosphere, allowing for seamless interaction between the living, dining, and kitchen areas. The high-quality fittings throughout the apartment reflect a commitment to contemporary style and functionality, ensuring that every corner of the home is both practical and aesthetically pleasing.



The stunning accommodation comprises Open Plan/Lounge/Dining/Kitchen with fitted units and integrated appliances, Two Bedrooms, Luxury Bathroom/w.c with over bath shower. There is allocated parking.

Residents will appreciate the popular development's location, which provides easy access to local amenities, beautiful beaches, and vibrant community life.



In summary, this second floor apartment at Friars Rise is a remarkable opportunity for those looking to embrace modern living in a sought-after location. With its stunning views and high-quality finishes, it promises a lifestyle of comfort and elegance. Do not miss the chance to make this exceptional property your new home.



**Entrance**

Stairs rise to the 2nd floor.

**Open Plan Lounge/Kitchen/Diner**

23'3 x 14'5

**Bedroom 1**

10'7 x 10'3

**Bedroom 2**

6'4 x 9'5

**Bathroom/w.c.**

7'1 x 5'6



**Local Authority** North Tyneside  
**Council Tax Band** B  
**EPC Rating** C  
**Tenure** Leasehold

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**ML Estates Sales Office**

27 Avenue Road, Seaton Delaval, Tyne  
 And Wear, NE25 0DT

**Contact**

0191 237 60 60  
 sd@mlestates.co.uk  
 www.mlestates.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.