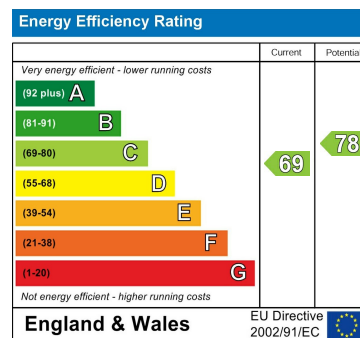




# Kingston Drive, Whitley Bay



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £430,000

## Description

EXTENDED FIVE BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THIS HIGHLY REGARDED AREA OF WHITLEY LODGE, WHITLEY BAY - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this extended five bedroom semi detached property with south facing garden situated in the popular Whitley Lodge. Benefitting from generous sized accommodation, two reception rooms, kitchen/breakfast room, well maintained south facing garden, driveway parking and a garage.

Briefly comprising: Entrance porch to the hallway. Overlooking the front of the property is the living room with a large window allowing plenty of light to fill the room, sliding patio doors offer access to the extended dining room which has double doors opening out to the garden. The sizeable kitchen/breakfast room has an extensive range of fitted wall and base units which includes a Range style oven and extractor fan. A handy utility room provides additional storage, plumbing for a washing machine and a door to the garage. There is a separate W.C. accessed off the kitchen.

To the first floor is a good sized landing leading to all five bedrooms. Three of the bedrooms are doubles in size and the fifth bedroom is currently being utilised as a home office. The shower room comprises a step in shower, hand basin, W.C and heated towel rail.

Externally to the rear is a well maintained south facing garden laid to lawn with a patio area, mature planting and a timber shed. To the front is driveway parking and a garage.

Whitley Bay is a popular coastal town with a good selection of cafés and restaurants, as well as the recently refurbished Dome at the Spanish City. Whitley Lodge is only a stone's throw away and offers a selection of local shops and restaurants. There are good road and local transport links in to the city centre and other coastal towns, as well as highly regarded schools at all levels.

## Entrance Porch

## Hallway

## Living Room

13'3" x 12'8"

## Dining Room

18'2" x 9'10"

## Kitchen/Breakfast Room

18'0" x 17'1"

## Utility Room

8'2" x 7'0"

## W.C.

## Bedroom One

14'4" x 11'0"

## Bedroom Two

9'3" x 9'2"

## Bedroom Three

14'1" x 7'8"

## Bedroom Four

8'11" x 8'2"

## Bedroom Five

8'4" x 7'8"

## Shower Room

8'11" x 5'6"

## Externally

Externally to the rear is a well maintained south facing garden laid to lawn with a patio area, mature planting and a timber shed. To the front is driveway parking and a garage.

## Tenure

Freehold

