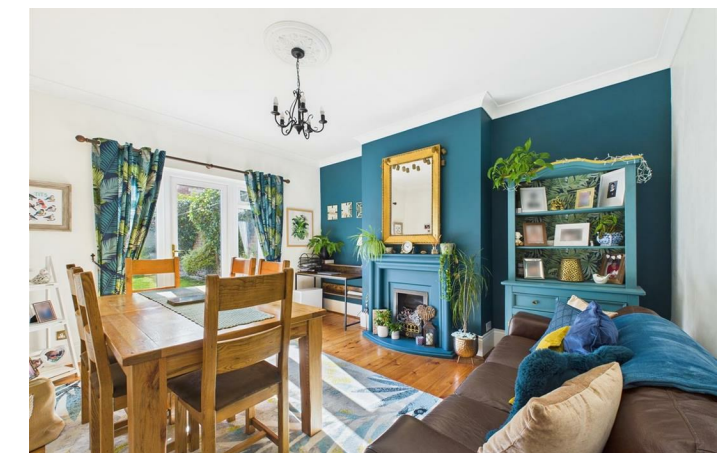




Holly Avenue, Whitley Bay



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

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.

Offers Over £425,000

Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS DECEPTIVELY SPACIOUS THREE BEDROOM PERIOD PROPERTY CENTRALLY LOCATED WITHIN WHITLEY BAY

We are delighted to bring to the market this attractive three bedroom terraced family home which is conveniently located close to local shops, amenities and seafront in Whitley Bay. Boasting period features, generous sized accommodation, two reception rooms and private rear garden with off street parking if required.

Briefly comprising: Entrance vestibule to a welcoming hallway boasting period features which includes a beautiful stained glass window, door and stripped floorboards flowing throughout the main living areas. The bright and inviting living room offers a comfortable space with a large bay window to the front and an attractive marble fireplace. Overlooking the rear garden is a well proportioned dining room which also has a fireplace and full height glazed windows and door giving access out to the rear garden. The well equipped kitchen has fitted wall and base units which includes an electric hob, inset oven, extractor fan, dishwasher and fridge. A handy utility room provides additional storage as well as a gas hob, extractor fan, sink, plumbing for a washing machine and a door leading out to the rear garden.

To the first floor is a spacious landing leading to three bedrooms and family bathroom. All three bedrooms are doubles in size, two of which are particularly generous in size and feature fitted wardrobes providing additional storage. The bathroom comprises a corner bath, separate step in shower, hand basin and W.C.

Externally to the rear is a generous sized south facing garden which benefits from paved patio areas, lawn, mature planting and a garage door providing off street parking if required.

This property is ideally located close to local shops, cafes and restaurants. The property is a few minutes walk from Marine Park First School, as well as Whitley Bay seafront. The local transport links are also easily accessible, with both Monkseaton and Whitley Bay Metro stations within walking distance, as well as access to major road links into the city centre and other coastal towns nearby.

Entrance Vestibule

Hallway

Living Room

15'5" x 12'5"

Dining Room

14'8" x 12'4"

Kitchen

11'5" x 8'10"

Utility Room

14'7" x 5'4"

Bedroom One

13'10" x 13'0"

Bedroom Two

13'10" x 12'4"

Bedroom Three

9'7" x 9'3"

Bathroom

9'1" x 8'3"

Externally

To the rear is a generous sized south facing garden which benefits from paved patio areas, lawn, mature planting and a garage door providing off street parking if required.

Tenure

Freehold

