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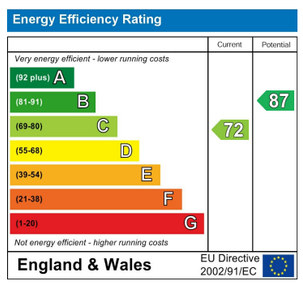
Elford Close, Whitley Bay



Offers Over £260,000

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.

Description

STYLISHLY PRESENTED THREE BEDROOM MID TERRACED PROPERTY PERFECTLY POSITIONED WITHIN A QUIET CUL-DE-SAC IN WHITLEY BAY - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this stylishly presented three bedroom mid terraced home. Ideally situated within a quiet cul-de-sac in a sought after residential estate, the home offers an inviting living space, contemporary kitchen/diner, three good sized bedrooms and modern shower room, complete with a private south facing rear garden and an allocated parking bay.

Briefly comprising: Practical entrance hallway offers initial storage, stairs to the first floor and access directly into the stylish living space. The bright and inviting living room offers an open plan dual aspect flooding the space. Connected via an open archway to the kitchen diner, the configuration enables a wonderfully social space.

Recently upgraded, the contemporary kitchen diner features stone hued cabinetry framed with marble effect worktops, complete with a door to the rear garden. Integrated appliances include an eye level double oven, hob, extractor hood, fridge/freezer and washer/dryer. Able to accommodate a six seater dining table, the space is complete with a sizeable under stair storage cupboard.

To the first floor, the landing provides access to all three bedrooms and shower room. Two of the bedrooms are double in size, with the third currently being utilised for storage. The primary bedroom is particularly generous and overlooks the front of the home, benefitting from fitted wardrobes and an over stair storage cupboard.

The thoughtfully configured modern shower room has also benefitted from refurbishment by the current owner, furnished with a walk in rainfall shower, WC, heated towel rail and vanity wash basin with storage underneath.

Externally to the rear, the property boasts a low maintenance yet well established south facing garden. Fully paved with Indian Sandstone flag stones and secured with a fenced boundary incorporating gate access, the garden welcomes the sun throughout the day due to its position. Housing mature shrub borders, external powerpoints and a summer house, the rear garden presents the ideal outdoor space to unwind or socialise with family and friends. Whilst to the front, the low maintenance design is continued with gravelled areas and paving stones, softened with bright and colourful shrubbery. An additional benefit of this home, is the allocated parking bay tucked into the rear of the cul-de-sac.

This property is in close proximity of local supermarkets, amenities and notably within the catchment area for highly regarded schools. Also nearby is Whitley Bay Golf Course and the Wagonways nature route, which connects to multiple parts of the estate.

Entrance Hallway
4'1" x 5'3"

Living Room
11'7" x 14'4"

Kitchen Diner
14'8" x 10'3"

Landing
7'2" x 5'2"

Bedroom One
11'6" x 8'9"

Bedroom Two
7'3" x 8'11"

Bedroom Three
7'3" x 7'5"

Bathroom
7'2" x 6'4"

Front & Rear Gardens

Allocated Parking Bay

Tenure
Freehold