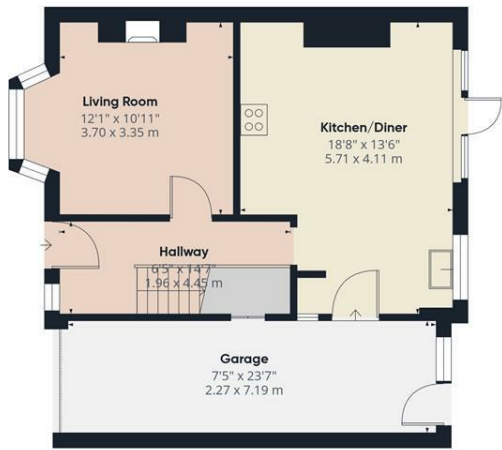




Roker Avenue, Whitley Bay



Ground Floor



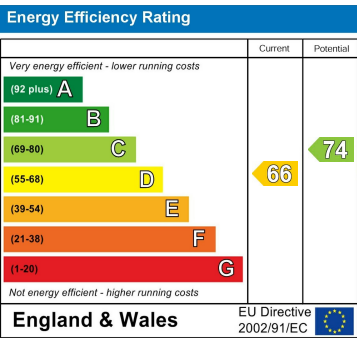
Floor 1

Approximate total area⁽¹⁾
1066 ft²
98.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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 £310,000

Description

WELL PROPORTIONED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS POPULAR RESIDENTIAL AREA IN WHITLEY BAY

We welcome to the market this well presented three bedroom semi detached family home conveniently located close to local shops, amenities and transport links in Whitley Bay and Monkseaton. Benefitting from open plan living, private well maintained garden, garage and driveway parking.

Briefly comprising: Entrance to a welcoming hallway accessing ground floor rooms and stairs leading to the first floor. The living room is bright and airy due to the large bay window overlooking the front of the property, the fireplace houses a log burning stove giving a cozy feel. To the rear is a spacious open plan kitchen/diner which has full height glazed windows and a door opening out to the rear garden. Modern wall and base units with granite worktops provide a generous amount of storage and includes an integrated dishwasher and extractor fan with space for a Range style oven and a freestanding fridge/freezer. There is access to the garage which offers further storage and plumbing for a washing machine.

To the first floor are three good sized bedrooms, two of which are doubles. The family bathroom comprises a bath with shower over, hand basin, W.C. and heated towel rail.

Externally to the rear is a generous sized private garden laid to lawn with a paved patio and decked area. To the front is driveway parking for up to three cars and a garage.

Conveniently located within this highly sought after area of Whitley Bay with local shops and amenities on the door step. Highly regarded schools are close by as well as the Metro station giving access to local towns and Newcastle City centre. Whitley Bay is within close proximity offering a wonderful selection of independent shops, cafe's and restaurants as well as the rejuvenated seafront and promenade.

Entrance Hallway

Living Room
12'1" x 10'11"

Kitchen/Diner
18'8" x 13'5"

Bedroom One
12'4" x 11'4"

Bedroom Two
12'2" x 9'9"

Bedroom Three
8'10" x 7'3"

Bathroom
8'5" x 7'2"

Externally
Externally to the rear is a generous sized private garden laid to lawn with a paved patio and decked area. To the front is driveway parking for up to three cars and a garage.

Tenure
Freehold

