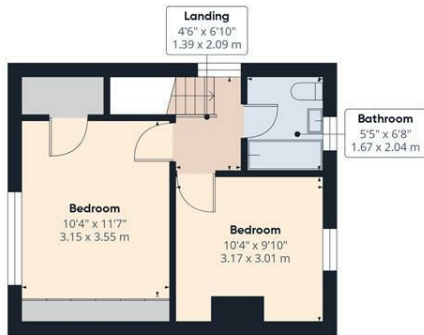
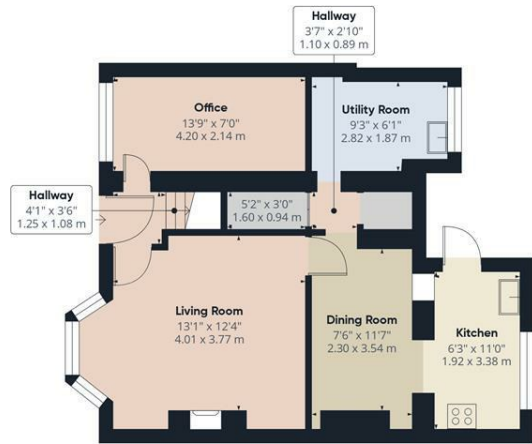




Tarset Road, South Wellfield, Whitley Bay

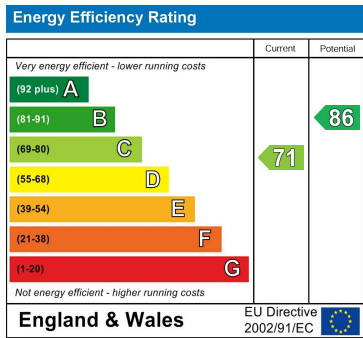


Approximate total area⁽¹⁾
899 ft²
83.4 m²

(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 £285,000

Description

THREE BEDROOM SEMI DETACHED HOME IN SOUTH WELLFIELD, WELL PRESENTED THROUGHOUT

Brannen & Partners are pleased to welcome to the market this bright, versatile family home offering generous accommodation arranged over two floors, with excellent potential for modern family living. The property benefits from two attractive reception spaces, three double bedrooms, useful storage, off street parking and a pleasant rear garden.

Briefly comprising: Entrance hallway providing access to the principal rooms.

A well proportioned living room positioned to the front of the property, features a large bay window allowing an abundance of natural light. Further features include an electric fire, attractive decorative wooden beam, and useful alcove storage with fitted shelving.

A door leads through to the dining area, which provides ample space for a large dining table and chairs. An open archway leads through to the kitchen at the rear of the property.

The kitchen enjoys a large window overlooking the rear garden and is fitted with a range of wall and base units, together with plumbing for a dishwasher and space for an electric hob and oven. A door provides direct access to the rear garden.

An inner hallway benefits from a useful storage cupboard and pantry, with access to a separate utility room overlooking the rear garden. The utility room provides plumbing for a washing machine and tumble dryer, a sink, and space for a chest freezer.

A further double bedroom completes the ground floor. Featuring a large window overlooking the front driveway, this versatile room is currently utilised as a home office but could equally be used as a bedroom, playroom or additional reception space.

The staircase leads to the first floor landing, where a window provides natural light and access to two further double bedrooms and the family bathroom.

A spacious double bedroom overlooking the front of the property and enjoying two large windows, allowing plenty of natural light. The room benefits from fitted wardrobes and an additional storage cupboard.

A further well proportioned double bedroom overlooks the rear garden.

The family bathroom comprises a bath with overhead shower, WC, wash hand basin with vanity cupboard beneath, heated towel radiator and window providing natural light and ventilation.

Externally, the property continues to impress with a pleasant rear garden incorporating both lawned and paved areas, together with a useful garden shed. To the front, there is a driveway providing off-street parking, complemented by a low maintenance front garden.

Situated within a highly regarded and mature residential area of Wellfield with convenience of access to local amenities including shops, schools and transport links into the City of Newcastle, the property's location is certainly sought after.

Entrance
4'1" x 3'6"

Living Room
13'1" x 12'4"

Dining Room
11'7" x 7'6"

Kitchen
11'1" x 6'3"

Inner Hallway
3'7" x 2'11"

Utility Room
9'3" x 6'1"

Ground Floor Bedroom
13'9" x 7'0"

Landing
6'10" x 4'6"

Master Bedroom
11'7" x 10'4"

Bedroom
10'4" x 9'10"

Bathroom
6'8" x 5'5"

Rear Garden

Driveway & Front Garden

Tenure
Freehold

