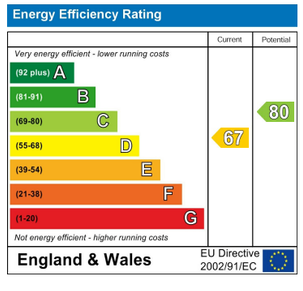
Brannen&Partners

www.brannen-partners.co.uk

The Links, 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 £750,000

Description

RARE TO THE MARKET SUBSTANTIAL FOUR/FIVE BEDROOM SEMI-DETACHED FAMILY HOME IDEALLY POSITIONED UPON THE SOUGHT AFTER WHITLEY BAY SEAFRONT BOASTING DIRECT SEA VIEWS

Brannen & Partners are delighted to welcome to the market this substantial four/five bedroom semi-detached home, exclusively situated upon Whitley Bay seafront benefitting from direct sea views. Rare to the market as one of only eight 'Art Deco' style builds on The Links. This impressive property boasts four good sized bedrooms, two generous reception spaces, open plan kitchen/diner, two modern shower rooms and versatile TV room with access to the panoramic roof terrace, offering unmatched views of Whitley Bay seafront. Finalising the home, a private west facing rear garden and paved double driveway to the front provides access to the garage.

Briefly comprising: Light and practical entry leads directly into the substantial hallway, furnished with original wall panelling and access to all rooms on the ground floor.

Initially to the front of the property, the considerable living room offers a warm and inviting space, finished with a feature fireplace and flooded with natural light due to the ample picture window presenting sea views.

Mirroring this design, the dining room is positioned to the rear of the home, additionally benefitting from access out to the rear garden.

Sitting adjacent, the open plan kitchen diner presents a naturally light and thoughtfully designed space, with access to both the side of the property and rear garden via French doors. Presenting high gloss white cabinetry framed with stone effect worktops, the kitchen houses an integral hob, double eye level ovens and microwaves, fridge, freezer, washing machine and dishwasher, complete with space for dining.

Finalising the ground floor, the downstairs shower room is positioned aside the staircase to the first floor. Contemporary in design, the shower room is equipped with a walk in shower, integral WC, wall mounted wash basin and heated towel rail.

Progressing to the first floor, the split level landing incorporates a convenient cloak space and provides access to all four bedrooms and shower room.

The first two bedrooms are positioned to the front of the home. Both generous doubles and boasting stunning views of the waterfront, the primary bedroom houses fitted wardrobes, whilst the second bedroom incorporates sliding door access to a small balcony to enjoy the outlook.

The further two bedrooms are situated to the rear of the property, with the third bedroom also being double in size and housing fitted wardrobes.

Completing the first floor, the modern shower room is fully tiled in a monochrome design, equipped with open rainfall shower, wall mounted wash basin, WC and heated towel rail.

The second and final floor of this home is truly unmatched. This versatile TV room that could be utilised as a bedroom or home office, enables access via two sets of sliding doors to the wraparound roof terrace. Presenting panoramic views of Whitley Bay Seafront, St Marys Lighthouse and Whitley Bay Golf Club, the terrace enables the ideal outdoor space to enjoy throughout the day, given its aspect.

Externally to the rear, the well maintained west facing garden offers a patio, decked area with overhead pergola and lawn with gravelled borders. Gate access to the side allows access to two storage cupboards and the garage. Whilst to the front, the double driveway is fully paved for off street parking.

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. There are good road and local transport links into the city centre and other coastal towns, as well as highly regarded schools at all levels.

Entry
7'0" x 3'5"

Hallway
6'8" x 21'3"

Living Room
13'10" x 20'4"

Dining Room
13'1" x 16'5"

Kitchen Diner
16'4" x 10'4"

Shower Room
6'10" x 5'4"

Landing
7'10" x 8'7"

Bedroom One
10'5" x 20'2"

Bedroom Two
15'8" x 11'11"

Bedroom Three
11'2" x 14'7"

Bedroom Four
10'1" x 10'4"

Shower Room
5'8" x 10'3"

TV Room
11'5" x 8'7"

Garage
8'2" x 16'2"

Rear Garden & Front Driveway

Tenure
Freehold











