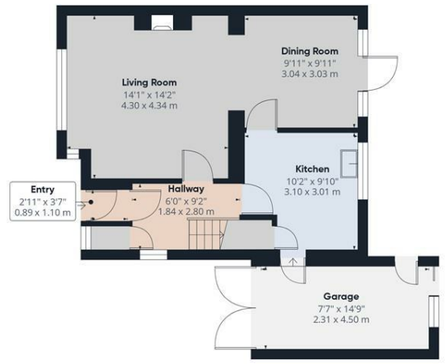
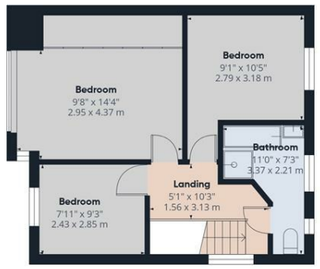


Ground Floor



Floor 1

Approximate total area(1)

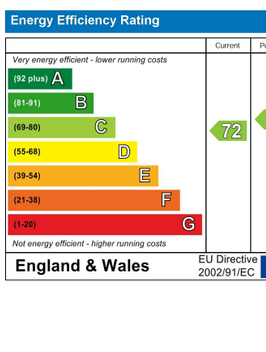
1046 ft²

97.1 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.

Brannen&Partners

www.brannen-partners.co.uk

Grasmere Crescent, Whitley Bay







Guide Price £375,000

Description

THREE BEDROOM SEMI DETACHED PROPERTY SHOWING FANTASTIC POTENTIAL SITUATED WITHIN THIS SOUGHT AFTER LOCATION IN WHITLEY BAY - OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this well proportioned three bedroom semi detached property, ideally located close to local shops and amenities in Whitley Bay. Benefitting from open plan living, good sized accommodation, westerly facing rear garden, garage and driveway parking.

Briefly comprising: Entrance vestibule leading to the hallway accessing all rooms, stairs to the first floor and a built in cupboard providing storage.

Positioned initially, the open plan lounge/diner is generous in size and boasts a dual aspect, a glazed door opens out to a patio area within the rear garden. Overlooking the rear garden is well sized kitchen housing various cabinetry and designated space for appliances, whilst a door offers access to the garage.

To the first floor, there are three good sized bedrooms and a family bathroom. Two of the bedrooms are generous doubles, whilst the third offers a versatile space. The family bathroom comprises a WC, hand wash basin, bath and separate shower cubicle with an overhead shower.

Externally, the property benefits from a good sized west facing rear garden. To the front, there is an ample driveway providing off road parking, alongside a low maintenance paved front garden.

Whitley Bay is a popular coastal town with a fantastic selection of cafés and restaurants, as well as the refurbished Dome at the Spanish City. There are good road and local transport links in to Newcastle City centre and other coastal towns, as well as highly regarded schools at all levels. Local shops and amenities are a stone's throw away as well as the seafront being a short walk.

Entrance Vestibule
2'11" x 3'7"

Hallway
6'0" x 9'2"

Living Room
14'2" x 14'1"

Dining Room
9'11" x 9'11"

Kitchen
10'2" x 9'10"

Bedroom One
14'4" x 9'8"

Bedroom Two
10'5" x 9'1"

Bedroom Three
9'4" x 7'11"

Bathroom
11'0" x 7'3"

Garage
7'6" x 14'9"

Rear Garden & Front Driveway

Tenure
Freehold









