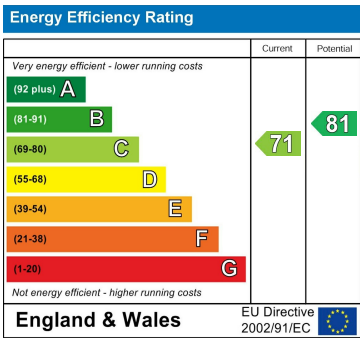




Brighton Grove, Whitley Bay



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.

Offers Over £550,000

Description

IMPRESSIVE FOUR BEDROOM SEMI DETACHED PERIOD HOME
IDEALLY SITUATED WITHIN A HIGHLY SOUGHT AFTER AREA IN
WHITLEY BAY

Brannen & Partners welcome to the market this stunning four bedroom semi detached property, ideally situated within the heart of Whitley Bay. Boasting spacious accommodation and period touches throughout, the home benefits from four generous bedrooms, front facing reception room, extended open plan contemporary kitchen and dining area, convenient utility area, sizeable modern bathroom and downstairs WC. complete with sunny west facing rear garden and paved front garden providing off street parking for two cars.

Briefly comprising: Practical entrance vestibule leads directly into the spacious hallway. Complete with integral storage, the inviting hallway presenting Victorian style floor tiling, provides access to all principal rooms of the ground floor including a convenient WC, as well as stairs to the first floor. Throughout the property, period features have been restored to a modern standard, such as triple glazed stain glass windows, column radiators, and solid oak doors.

Positioned to the front of the property, the living space is filled with natural light, due to the large bay window fitted with bespoke plantation shutters. Furnished with a feature marble fireplace with open fire, period ceiling coving, rose and picture rail, the space has been modernised whilst retaining the original charm.

Moving into the rear of the home, the dining room mirrors the design of the first reception space, with the addition of original exposed floorboards. The highly versatile open plan space has been extended, fitted with Velux skylights and French doors to the garden, creating a wonderfully light snug area to enjoy.

The configuration bears round to connect seamlessly to the contemporary kitchen. Presenting a sleek stone colour design with chrome finishes, the stylish kitchen houses a variety of wall, base and drawer units, as well as an integral gas hob, oven, extractor hood, double eye level oven, fridge/freezer and dishwasher. Tucked to the rear of the kitchen, a convenient utility space houses integral plumbing and fittings for appliances, as well as further worktop space and Velux skylight.

Upon the first floor, the four generous bedrooms and family bathroom are accessible via the open landing, complete with fitted storage. Both first and second bedroom benefit from fitted wardrobes. Sizeable and modern in design, the brand new family bathroom offers a stylish design of powder blue, white and grey. Furnished with a freestanding roll top bath with shower overhead, Victorian style heated towel rail, WC and vanity wash basin with storage beneath.

Externally to the rear, a well sized west facing garden presents bright white gravelled areas, secured with a fenced boundary. Housing a pergola, external powerpoints and built in seating, the garden provides the ideal space to unwind in the sun. Whilst the front of the home has been recently rendered and offers a paved area, ideal for off street parking for two cars, with Cherry Blossom tree to the centre.

Situated only a minute's walk from the seafront, the property's location is highly desirable. Whitley Bay is a popular coastal town with highly regarded schools at all levels. There are excellent transport links including the Metro as well as excellent road links in to the city centre. The property is within easy reach of the sea front and Whitley Bay centre with its array of shops, cafes and restaurants.

Entrance Vestibule
2'10" x 7'4"

Hallway
18'0" x 6'9"

Living Room
13'6" x 14'3"

Dining Room
21'6" x 14'1"

Kitchen
16'10" x 9'9"

Utility
5'1" x 4'3"

WC
5'2" x 2'8"

Landing
13'7" x 6'2"

Bedroom One
13'9" x 12'5"

Bedroom Two
13'6" x 10'1"

Bedroom Three
7'8" x 9'9"

Bedroom Four
8'9" x 6'7"

Bathroom
8'8" x 6'3"

Front & Rear Gardens

Tenure
Freehold

