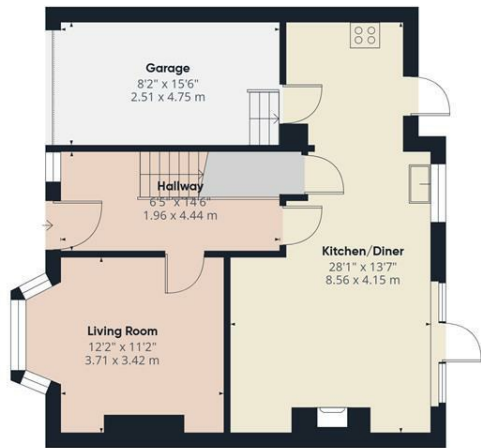




Haig Avenue, Whitley Bay



Ground Floor



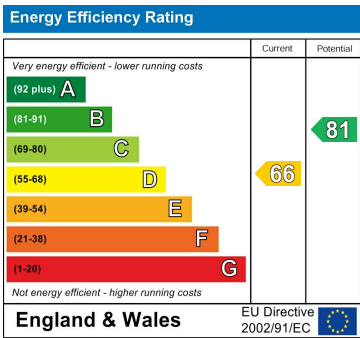
Floor 1

Approximate total area⁽¹⁾
1095 ft²
101.9 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.

Price Guide £310,000

Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THIS HIGHLY SOUGHT AFTER RESIDENTIAL AREA IN WHITLEY BAY

Brannen & Partners welcome to the market this well proportioned three bedroom semi detached property conveniently located close to local shops and amenities in Whitley Bay and Monkseaton. Benefitting from good sized accommodation, open plan kitchen/diner, private south westerly facing garden and driveway parking with a garage.

Briefly comprising: Entrance hallway leading to all ground floor rooms and stairs to the first floor. The living room provides a comfortable space and features a bay window overlooking the front of the property. To the rear is a spacious open plan kitchen/diner, perfect for family living and entertaining friends. The kitchen area has a good range of fitted wall and base units with a peninsular for seating, integrated appliances include a gas hob, electric oven and extractor fan. The dining area is filled with natural light due to the full height glazed windows and door to the garden, there is also an attractive feature fireplace.

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

Externally to the rear is a well maintained private garden with a south westerly aspect, lawn, planting, timber shed, brick built BBQ and patio. To the front is driveway parking 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
12'2" x 11'2"

Kitchen/Diner
28'1" x 13'7"

Bedroom One
12'2" x 11'2"

Bedroom Two
12'2" x 10'0"

Bedroom Three
8'10" x 7'2"

Bathroom
8'3" x 7'2"

Externally

Externally to the rear is a well maintained private garden with a south westerly aspect, lawn, planting, timber shed, brick built BBQ and patio. To the front is driveway parking and a garage.

Tenure
Freehold

