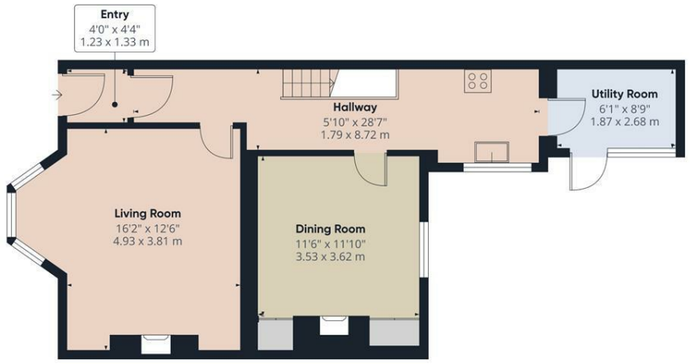
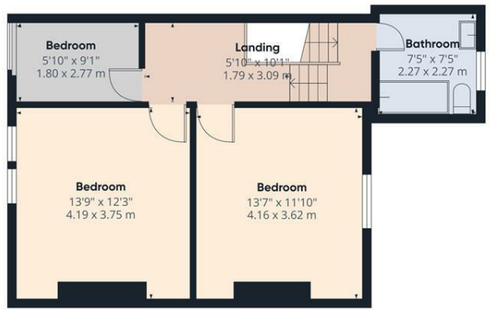
Brannen&Partners

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# Warkworth Avenue, Whitley Bay




Ground Floor




Floor 1

Approximate total area(1)

1113 ft²

103.5 m²

(1) Excluding balconies and terraces

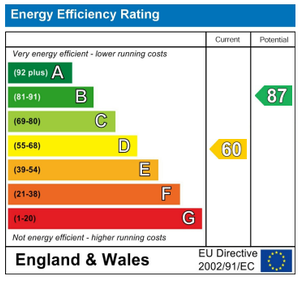
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 £375,000

## Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS WELL PROPORTIONED THREE BEDROOM MID-TERRACED PROPERTY SITUATED UPON A PEDESTRIANISED STREET IN WHITLEY BAY

Brannen & Partners welcome to the market this attractive three bedroom home, conveniently located close to local shops, amenities and Metro station in Whitley Bay. Benefitting from two reception rooms, utility room, good sized accommodation, private rear yard and front garden.

Briefly comprising: Entrance vestibule to a welcoming hallway accessing all ground floor rooms and stairs leading to the first floor.

To the front of the property is a generously proportioned living room, boasting high ceilings, decorative coving, feature fireplace housing a gas fire and a bay window with fitted shutters.

Overlooking the rear yard is the dining room, benefitting from built in alcove storage.

The kitchen has fitted wall and base units providing ample storage as well as an integrated induction hob, electric oven, extractor fan and dishwasher. Moving through to the rear of the property is a handy utility room offering additional storage and access out to the rear yard.

To the first floor is a spacious split landing leading to three bedrooms and family bathroom. Two of the bedrooms are generous doubles and the stylish bathroom comprises a bath with shower over, hand basin within a vanity unit, W.C. and heated towel rail.

Externally to the rear is a private yard and to the front is an enclosed garden featuring mature planting and shrubs.

This property is positioned upon a pedestrianised street and ideally located close to local shops, cafes and restaurants. Perfectly situated within Whitley Bay, with its vibrant mix of independent shops and cafes, this property also benefits from being within the catchment area for some of Whitley Bay's most sought-after schools. The local transport links are also easily accessible, with both Monkseaton and Whitley Bay Metro stations within walking distance, as well as access to major road links into the city centre and other coastal towns nearby.

**Entrance Vestibule**

**Hallway**

**Living Room**
16'2" x 12'5"

**Dining Room**
11'10" x 11'6"

**Kitchen**
9'8" x 6'6"

**Utility Room**
8'9" x 6'1"

**Bedroom One**
13'8" x 12'3"

**Bedroom Two**
13'7" x 11'10"

**Bedroom Three**
9'1" x 5'10"

**Bathroom**
7'5" x 7'5"

**Externally**
Externally to the rear is a private yard and to the front is an enclosed garden featuring mature planting and shrubs.

**Tenure**
Freehold







