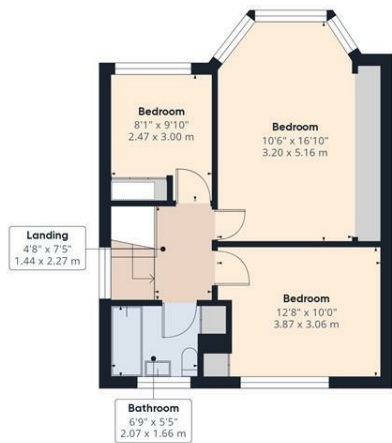




Woodburn Square, Whitley Bay



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1214.37 ft²

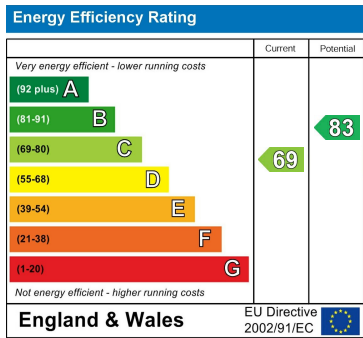
112.82 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Offers Over £350,000

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.

Description

BRIGHT AND SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED WITHIN A HIGHLY SOUGHT AFTER CUL DE SAC IN WHITLEY BAY, CLOSE TO EXCELLENT SCHOOLS

Brannen and Partners are delighted to welcome to the market this bright and spacious three bedroom semi-detached property, benefitting from good sized accommodation, enclosed front and rear gardens and driveway parking with garage.

Briefly comprising: Practical entrance porch offers storage space and access to the hallway. Once inside the hallway presents stairs to the first floor and access to all principal rooms of the ground floor, incorporating integral storage. The bright and inviting living space houses a substantial picture bay window overlooking the front of the property and open green space. Neutral in design and furnished with a feature fireplace housing a gas fire, the living room connects to the kitchen diner via an open archway.

To the rear is a spacious kitchen/diner spanning the width of the home and housing access to the garage and hallway. Benefitting from a good range of base and drawer units framed with solid wood worktops, the kitchen also provides integral appliances of a floating extractor hood, oven, hob and sink. Configured to house a six seater dining table, the open plan design creates a social family space, complete with an integral pantry cupboard.

To the first floor, the bright and open landing allows access to the three good size bedrooms, two of which are doubles and all with fitted storage, and family bathroom. Completing this ideal home the thoughtfully designed family bathroom is fully tiled, accompanied by an integral bath with shower overhead, WC, pedestal wash basin and integral storage cupboard.

Externally to the rear, is a secluded enclosed garden with access to the front via the garage. Furnished with lawn and mature shrub borders, the garden is framed with a secure fenced boundary. To the front is a small lawn with mature shrub borders, driveway parking and a garage.

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 in to the city centre and other coastal towns, as well as highly regarded schools at all levels.

Entrance Porch
8'5" x 2'8"

Hallway
6'3" x 13'10"

Living Room
14'4" x 16'9"

Kitchen Diner
21'0" x 9'4"

Landing
4'8" x 7'5"

Bedroom One
10'5" x 16'11"

Bedroom Two
12'8" x 10'0"

Bedroom Three
8'1" x 9'10"

Bathroom
6'9" x 5'5"

Garage
8'1" x 24'8"

Front & Rear Gardens

Tenure
Freehold

