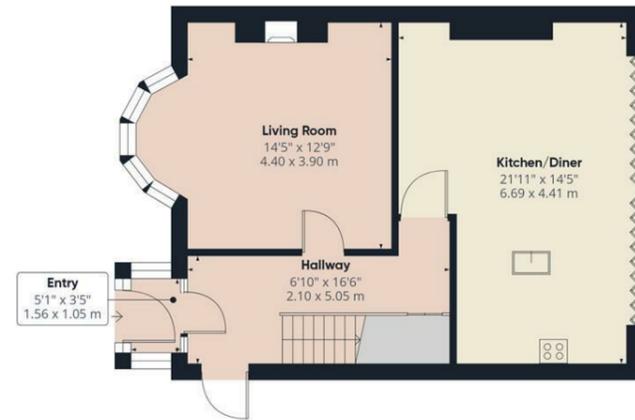




## Marine Gardens, Whitley Bay



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1191 ft<sup>2</sup>  
110.6 m<sup>2</sup>

(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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### 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 £385,000

## Description

\*\*\* BEST & FINAL OFFERS BY 11AM ON TUESDAY 4TH NOVEMBER 2025 \*\*\*

BEAUTIFULLY APPOINTED THREE BEDROOM MID TERRACED PROPERTY WITH A GARAGE SITUATED CENTRALLY WITHIN WHITLEY BAY ONLY A STONE'S THROW FROM PARK VIEW AND A SHORT WALK TO THE SEAFRONT - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this attractive three bedroom terraced property conveniently situated close to local shops, amenities, restaurants and the seafront in Whitley Bay. Boasting spacious accommodation, stunning open plan kitchen/diner, private garden and a garage. Must be seen!

Briefly comprising: Entrance porch to a spacious and welcoming hallway, stairs lead to the first floor and stripped floorboards flow throughout the majority of the property. Overlooking the front of the property is a comfortable living room featuring a large bay window, decorative coving, built in alcove storage and a fireplace. To the rear is a stunning open plan kitchen/diner providing a perfect space for family living and entertaining friends. Bi-folding doors open out to the rear garden and allow plenty of light to fill the room. There are a modern range of fitted units including an island which houses the sink, dishwasher and provides seating. Integrated appliances include a double oven, electric hob, extractor hood, fridge/freezer and washing machine. The dining area has built in alcove shelving and a feature fireplace.

To the first floor is a bright and airy landing giving access to all bedrooms and bathroom. Two of the bedrooms are generous doubles, one of which has fitted wardrobes providing additional storage. The family bathroom comprises a bath, separate shower, hand basin, W.C. and heated towel rail. Accessed from the landing is a loft hatch with a drop down ladder.

To the rear is a pleasant private garden which is mainly paved with raised planters and there is access to the garage where there is a separate W.C. To the front is a town garden.

This property is ideally located close to local shops, cafes and restaurants. The property is a few minutes walk from Marine Park First School, as well as Whitley Bay seafront. 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 Porch

### Hallway

### Living Room

14'5" x 12'9"

### Kitchen/Diner

21'11" x 14'5"

### Bedroom One

13'3" x 11'3"

### Bedroom Two

14'2" x 12'7"

### Bedroom Three

8'10" x 8'8"

### Bathroom

8'9" x 8'0"

### Externally

To the rear is a pleasant private garden which is mainly paved with raised planters and there is access to the garage where there is a separate W.C. To the front is a town garden.

### Tenure

Freehold

