



Ocean View, Whitley Bay



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

£304,000

Description

SPACIOUS FOUR BEDROOM MID TERRACED FAMILY HOME SITUATED ONLY MINUTES FROM THE SEAFRONT AND TOWN CENTRE - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this spacious four bedroom mid terraced family home, conveniently located close to the newly rejuvenated promenade in Whitley Bay. Boasting an array of period features and sizeable accommodation throughout, the home benefits from: three generous reception rooms, four good sized bedrooms, two bathrooms and WC, ample kitchen and private yard. The family feel and potential of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Briefly comprising: Entrance vestibule leads into the ample hallway, with stairs to the first floor and access to all principal rooms of the ground floor. To the right, the initial reception room sits to the front of the property. Presenting a variety of period features including a picture rail, bay window and feature fireplace with gas fire. Moving into the rear reception room, the space is a unique shape and houses access to a downstairs bathroom, complete with WC, pedestal wash basin, bath with shower attachment.

Situated to the back of the property, a dining room is situated fitted with a feature fireplace, and offering access to an integral under stair cupboard and the kitchen. Ample in size, the extended kitchen houses several solid wood fitted wall, base and drawer units, framed with worktops. Integral appliances an eye level double oven and designated space for further appliances. Access can be granted to the rear yard via a UPVC door.

Upon the first floor, the split level landing initially provides access to the third bedroom, family bathroom and WC, before progressing to the three further bedrooms and original integral storage cupboards. The thoughtfully configured family bathroom benefits from a shower cubicle, WC and vanity wash basin with storage beneath.

Externally, the south facing rear yard, houses a shelter and original WC, which can be restored/repurposed.

The position of this property is unmatched, with Whitley Bay seafront situated to the end of the street. 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 to other coastal towns as well as highly regarded schools at all levels.

Entrance Vestibule
3'10" x 4'1"

Hallway
6'4" x 19'4"

Reception Room One
15'7" x 12'11"

Reception Room Two
11'9" x 12'9"

Bathroom
8'5" x 6'3"

Dining Room
9'9" x 14'1"

Kitchen
10'0" x 17'7"

Landing
6'5" x 11'0"

Bedroom One
13'1" x 15'10"

Bedroom Two
12'9" x 15'10"

Bedroom Three
9'10" x 9'4"

Bedroom Four
6'11" x 9'3"

Bathroom
6'3" x 7'3"

WC
5'7" x 3'1"

Rear Yard

Tenure
Freehold

