Brannen&Partners

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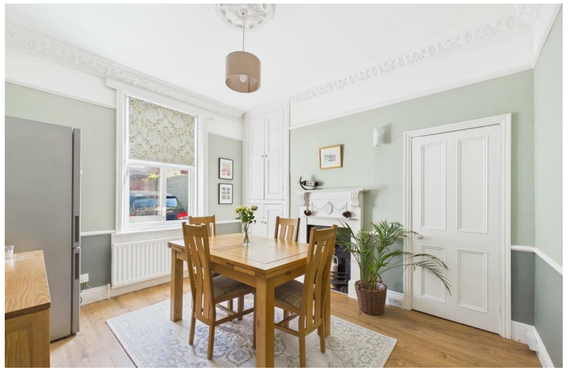
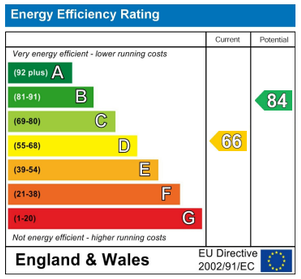
# Percy Avenue, Whitley Bay






# Offers Over £375,000

**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

SPACIOUS THREE BEDROOM MID-TERRACE PERIOD PROPERTY SITUATED CENTRALLY WITHIN WHITLEY BAY OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this attractive three bedroom mid-terraced home, situated centrally within Whitley Bay whilst enjoying a peaceful location upon a pedestrianised street. Boasting spacious accommodation, period features, private rear yard offering parking and a low maintenance garden to the front.

Briefly comprising: Entrance vestibule to an inviting hallway which gives access to all ground floor rooms and stairs up to the first floor. Overlooking the front of the property is a welcoming living room offering a comfortable space to relax. The high ceilings and large bay window give a great sense of space, further features include decorative coving, ceiling rose and built in alcove storage and shelving.
A second reception room overlooks the rear yard, this room also boasts high ceilings, decorative coving, built in storage and a decorative fireplace.

The well-equipped kitchen has fitted wall and base units, integrated appliances include a gas hob, electric oven, extractor hood, space for a fridge/freezer and plumbing for a washing machine. A door leads to a lobby area which offers storage as well as access out to the rear yard.

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

Externally to the rear is a private yard, partially paved with iron gates providing access for off street parking if required. To the front is a low maintenance enclosed garden offering a pleasant seating area which is paved and gravelled with mature planting.

This property is ideally located close to local shops, cafes and restaurants. Perfectly positioned 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
14'6" x 12'4"

### Dining Room
12'8" x 10'5"

### Kitchen
10'1" x 6'5"

### Bedroom One
12'7" x 12'7"

### Bedroom Two
12'9" x 12'7"

### Bedroom Three
9'3" x 5'10"

### Bathroom
7'2" x 6'1"

### Externally
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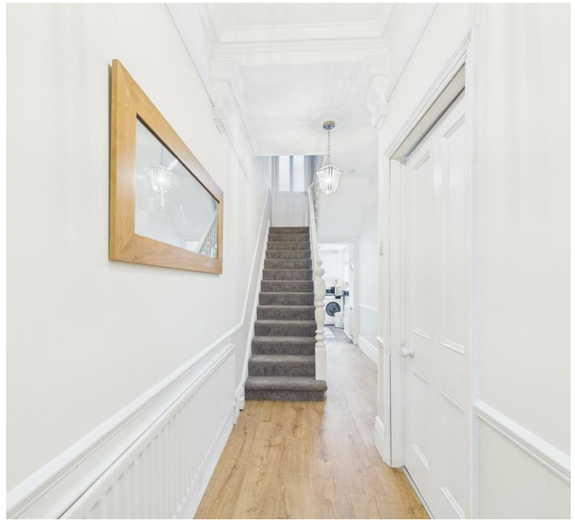
### Tenure
Freehold