



Beach Avenue, 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.

Offers Over £399,950

Description

IMMACULATELY PRESENTED AND SPACIOUS THREE BEDROOM MID TERRACED HOME, PERFECTLY POSITIONED WITHIN THE HEART OF WHITLEY BAY

Brannen & Partners welcomes to the market this immaculately presented mid terraced property, ideally situated in the heart of Whitley Bay. Boasting spacious accommodation and period features throughout, the home presents three good sized bedrooms, two generous reception spaces, contemporary kitchen diner with open plan layout, convenient utility room and amply sized modern bathroom, complete with a private garden to the front and enclosed yard to the rear.

Briefly comprising: Traditional entrance vestibule leads into the expansive hallway, presenting Herringbone flooring, connecting to the principal rooms of the ground floor and houses stairs to the first floor with integral storage beneath.

The initial reception space sits to the front of the home. Boasting the perfect blend of modern minimalism and period charm, the living room is warm and inviting. The feature fireplace with exposed brick insert and decorative tile hearth provides a focal point, finished with a picture rail, ceiling rose and cornicing, as well as a bay window with original panelling beneath.

Progressing further into the rear of the property, the extended open plan kitchen diner opens up. Contemporary in design, the kitchen displays a variety of shaker style base and drawer units, housing an integral hob, oven, extractor hood and dishwasher, with further space for free standing appliances. Furnished with exposed brick and an open plan island layout, the configuration incorporates a step down to the dining area and access to the rear yard and convenient utility space.

Upon the first floor, the split level landing provides access to the three good sized bedrooms and bathroom, with the added benefit of two integral storage cupboards.

Bedrooms one and two are double in size and continue the period charm, as both house feature fireplaces with decorative tile inserts.

Finalising the first floor, the ample family bathroom is stylish in design, equipped with a walk in rainfall shower, free standing roll top bath, WC and pedestal wash basin.

Externally, there is a small garden to the front, housing a well maintained lawn. Whilst to the rear, the private yard contains artificial lawn, and can be accessed via the roller garage door to the rear lane.

This property is ideally located close to local shops, cafes and restaurants. Perfectly positioned just off Park View, 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, including Marine Park First School and Whitley Bay High School. 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.

Entry

3'11" x 4'2"

Hallway

4'0" x 9'10"

Living Room

13'4" x 13'6"

Kitchen

17'10" x 13'8"

Dining Area

9'2" x 11'8"

Utility Room

9'0" x 5'7"

Landing

3'7" x 16'0"

Bedroom One

11'5" x 13'8"

Bedroom Two

11'0" x 13'9"

Bedroom Three

6'3" x 10'3"

Bathroom

7'10" x 8'2"

Rear Yard & Front Garden

Tenure

Freehold

