



Laburnum 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 £395,000

Description

SPACIOUS WELL PRESENTED FOUR BEDROOM, TWO RECEPTION ROOM MID TERRACED FAMILY HOME WITH PRIVATE REAR YARD AND FRONT GARDEN, PERFECTLY POSITIONED WITHIN THE HEART OF WHITLEY BAY

Brannen & Partners are delighted to welcome to the market this spacious and well presented family home, offering generous accommodation together with private outdoor space to both the front and rear. Ideally suited to growing families, the property combines character features with practical living areas throughout.

Briefly comprises; A welcoming entrance vestibule leads into an impressive hallway, providing access to all principal ground floor rooms and benefitting from a useful under stair storage cupboard.

To the front of the property is a generously proportioned lounge, beautifully illuminated by a large bay window overlooking the front garden. A charming log burning stove forms the focal point of the room, creating a warm and inviting atmosphere, while period features including decorative coving and a ceiling rose enhance the character of the space.

The second reception room enjoys a rear aspect and features double patio doors opening onto the rear yard, creating an ideal setting for modern indoor/outdoor living and entertaining. Further character is provided by an attractive decorative fireplace with open fire, complemented by elegant coving and a ceiling rose.

The spacious, well presented dining kitchen is located to the rear of the property and is fitted with a range of wall and base units, a traditional Belfast sink, integrated electric hob and oven, and dishwasher. There is ample space for a freestanding fridge freezer and dining table, making this an excellent family space. A large window and patio door ensure plenty of natural light while providing direct access to the rear yard.

Leading from the kitchen is a convenient ground floor WC, fitted with a W.C, wash hand basin and heated towel rail. A built in storage cupboard with plumbing for a washing machine provides additional practicality.

A staircase rises to a split level first floor landing. Positioned to the rear is the family bathroom, beautifully appointed with a roll-top bath featuring a handheld shower attachment, a separate walk in shower enclosure, WC, and wash hand basin with vanity storage beneath. Two rear facing windows provide excellent natural light. Also accessed from this landing is a bedroom overlooking the rear yard, complete with a fitted wardrobe.

The main landing provides access to three further bedrooms and a useful storage cupboard. There are two spacious double bedrooms, one enjoying a front aspect with large windows and the other overlooking the rear, together with a well proportioned single bedroom to the front. All bedrooms are bright, airy and well presented. A further staircase provides access to the loft space, considerably sized for further storage.

Externally, the property benefits from a low-maintenance enclosed rear courtyard featuring a garage door, offering the option of secure off-street parking. To the front, a well maintained town garden is enclosed by a gate, creating an attractive approach to this charming family home.

This property is ideally located close to local shops, cafes and restaurants in Whitley Bay town centre. 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 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

3'10" x 3'8"

Hallway

23'7" x 6'6"

Lounge

13'10" x 13'8"

Second Reception Room

13'1" x 11'6"

Kitchen

15'7" x 8'11"

W.C

8'11" x 15'7"

Bedroom One

13'11" x 11'5"

Bedroom Two

13'1" x 11'4"

Bedroom Three

9'6" x 6'4"

Bedroom Four

11'5" x 6'0"

Bathroom

8'11" x 9'2"

Loft Space

18'0" x 16'9"

Rear Private Yard

Tenure

Freehold

