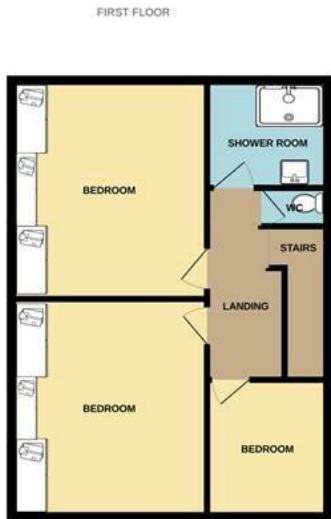
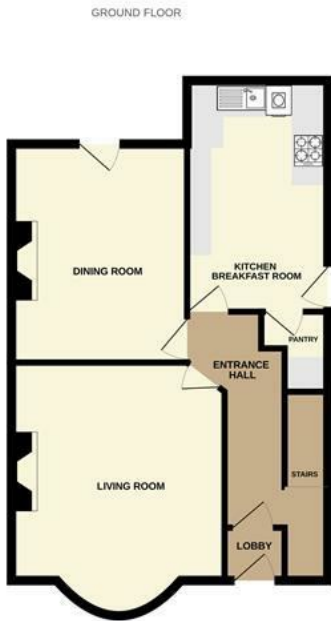




Cliftonville Gardens, Whitley Bay



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.

Asking Price £325,000



Description

WELL PRESENTED THREE BEDROOM SEMI  
DETACHED PROPERTY SITUATED ONLY MINUTES  
FROM THE SEAFRONT IN WHITLEY BAY

Branne and Partners welcome to the sales market  
this well proportioned three bedroom semi detached  
property which is conveniently located close to local  
amenities and the seafront in Whitley Bay. Boasting  
two reception rooms and a well maintained South-  
Westerly facing garden.

Briefly comprising: Entrance vestibule to a  
welcoming hallway with stairs to the first floor. The  
living room is a bright and airy room with a large bay  
window overlooking the front of the property. To  
the rear is a good size dining room which has a door  
opening out to the private garden. The kitchen has  
fitted units which includes a gas hob and electric  
oven, a pantry offers additional storage.  
To the first floor are three bedrooms, two of which  
are doubles and both offer fitted wardrobes. The  
modern shower room comprises a walk in shower,  
fitted vanity unit housing a hand basin and a heated  
towel rail. There is a separate W.C.  
Externally to the rear is a well maintained South  
Westerly facing garden and to the front is a low  
maintenance town garden.

The property is ideally located close to the recently  
rejuvenated Spanish City and promenade. The  
popular shopping area of Park View is only minutes  
away and offers an array of local shops as well as a  
fantastic choice of restaurants, cafes and wine bars.

Entrance Vestibule

Hallway

Living Room  
17'0" x 13'7"

Dining Room  
13'10" x 11'8"

Kitchen  
14'10" x 8'7"

Bedroom  
14'2" x 11'4"

Bedroom  
14'3" x 11'3"

Bedroom  
8'11" x 7'10"

Shower Room  
7'8" x 7'0"

W.C.

Externally

Externally to the rear is a well maintained South  
Westerly facing garden and to the front is a low  
maintenance town garden.

Tenure  
Freehold

