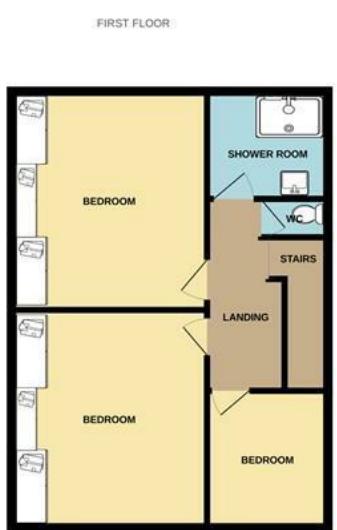


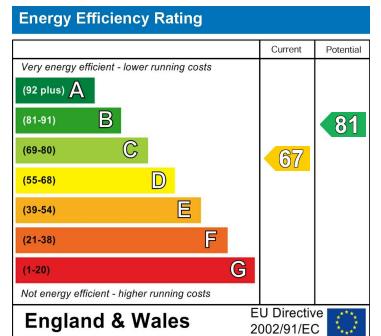


## Cliftonville Gardens, Whitley Bay



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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### 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"

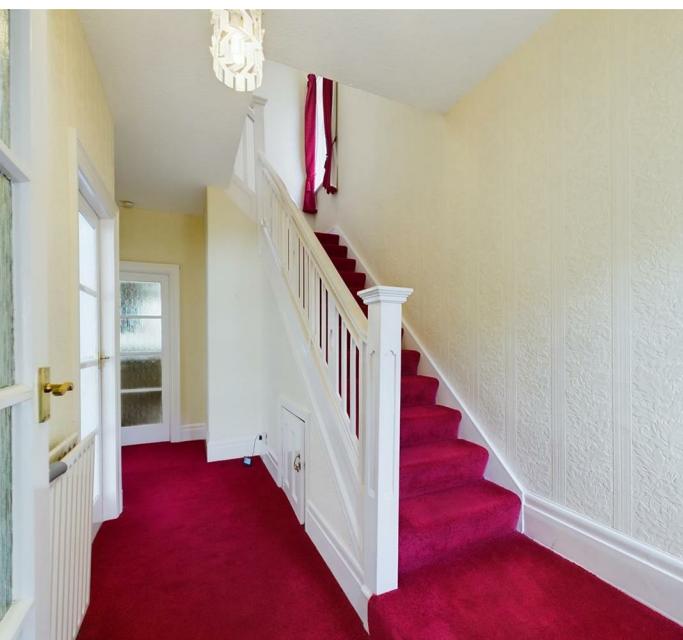


### Dining Room

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

