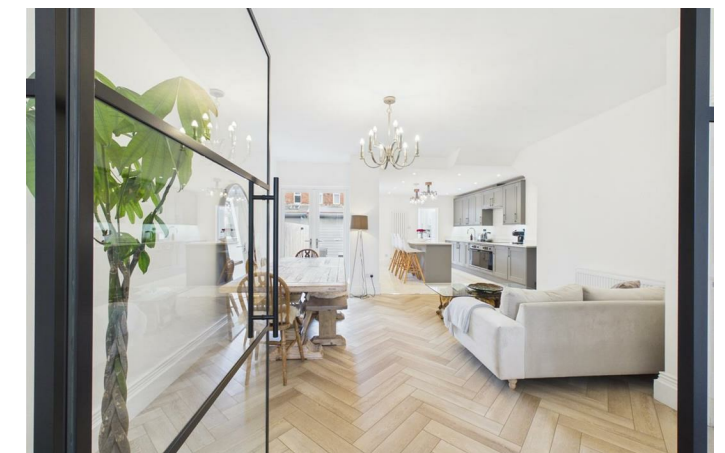




Park Avenue, Whitley Bay



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	84

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 £550,000

Description

SUBSTANTIAL AND IMMACULATELY REFURBISHED SIX BEDROOM MID TERRACED PROPERTY SET OVER THREE FLOORS, POSITIONED IDEALLY ASIDE WHITLEY BAY SEAFRONT

Brannen & Partners are delighted to welcome to the market this impressive six bedroom period property, perfectly placed aside the waterfront in Whitley Bay. Boasting generous sized accommodation refurbished to an excellent standard, this substantial home set over three floors incorporates six double bedrooms, four bathrooms, two connecting open plan reception spaces, contemporary kitchen and convenient utility, complete externally with a private rear yard with southerly aspect and small town garden to the front.

Briefly comprising: Welcoming entrance vestibule leading to a generous sized hallway, giving access to all principal rooms of the ground floor and stairs to the first floor.

Positioned to the front, the living room is a bright and airy space housing a large bay window furnished with plantation shutters. Connecting to the dining area via a large Crittall door flooding the ground floor with natural light, the two reception spaces blend seamlessly.

Progressing into the rear of the home, the open plan dining area unfolds presenting a versatile secondary reception space, complete with double French door access to the rear yard, access back to the hallway and under stair integral storage. The configuration naturally leads to the kitchen.

Presenting a contemporary island design, the kitchen diner presents a variety of fitted sleek shaker style wall, base and drawer units, framed with Quartz worktops. Integrated appliances include a sunken sink, electric hob, double oven, extractor and dishwasher, complete with breakfast bar dining to the island itself. A partition leads on to the convenient utility space. Featuring further integral storage, designated space and fittings for appliances, access to the rear yard and modern shower room finished with a walk in shower, WC and vanity wash basin with storage beneath.

Upon the first floor, a split level landing leads to the first two bedrooms and family bathroom, as well as stairs to the second floor. Both first and second bedrooms are generous doubles, with the principal bedroom incorporating a stylish en suite shower room housing an integral WC, walk in rainfall shower, heated towel rail, LED mirror and wall mounted wash basin with storage beneath.

Situated to the rear of the first storey, the thoughtfully designed and expansive family bathroom features a free standing bath, separate walk in rainfall shower, heated towel rail, double wall mounted wash basin with storage beneath and integral WC.

Up to the second floor, a further split level landing provides access to the further four bedrooms and secondary shower room. Larger in size, the fifth and third bedroom are positioned to the rear, with the third bedroom benefitting from a partial sea view. Whilst sitting to the front of the home, the fourth and sixth bedrooms present ultimate versatility, currently utilised as ideal home offices, with stunning views up to St Marys Lighthouse. Finalising this considerable family home, the second floor shower room is equipped with a walk in rainfall shower, WC, heated towel rail, LED mirror and wall mounted wash basin with storage beneath.

Externally to the rear is a low maintenance private yard, fully paved for ease. Benefitting from a southerly aspect inviting sun throughout the day, plus a garage door offering the option of off street parking. Amply sized, the space can accommodate a variety of needs, with additional access to the rear lane. To the front, a gravelled town garden is positioned perfectly overlooking Whitley Bay park and seafont.

Whitley Bay is a sought after and popular residential area idyllically positioned next to the beautiful North East Coastline. It has access to major road links as well as a fantastic range of local shops, bars and restaurants. Highly regarded schools are all within walking distance.

Entrance Vestibule

4'2" x 4'4"

Hallway

13'10" x 4'4"

Living Room

17'3" x 13'4"

Open Plan Dining Area

15'6" x 12'1"

Kitchen

16'9" x 11'3"

Utility Room

9'6" x 6'2"

Shower Room

3'3" x 6'1"

First Floor Landing

12'0" x 6'6"

Bedroom One

14'1" x 18'5"

En Suite

3'11" x 10'7"

Bedroom Two

11'2" x 11'7"

Bathroom

7'4" x 10'10"

Second Floor Landing

3'10" x 11'0"

Bedroom Five

12'2" x 11'8"

Bedroom Three

13'8" x 11'2"

Bedroom Four

12'7" x 10'0"

Bedroom Six

12'8" x 7'6"

Shower Room

3'11" x 6'10"

Private Rear Yard

Tenure

Freehold

