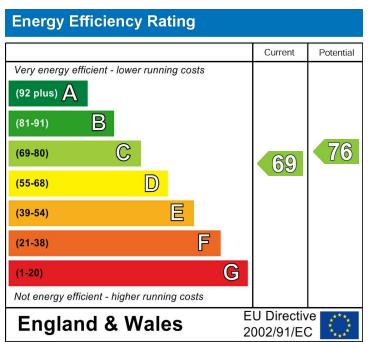




## Chollerford Avenue, Whitley Bay



### 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 £450,000**

## Description

IMMACULATED PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS HIGHLY SOUGHT AFTER AREA IN WHITLEY BAY

Brannen & Partners are delighted to bring to the market this beautifully presented three bedroom semi detached home with a south facing garden, located within this prime location in Whitley Bay. Boasting bright open plan living, modern interiors, well maintained private garden, garage and driveway parking.

Briefly comprising: Entrance porch to a welcoming hallway leading to a wonderfully bright and airy open plan lounge/kitchen/diner. Overlooking the front of the property is the living room featuring a bay window with fitted shutters and an inset gas fire, an opening leads to the kitchen/diner. The well equipped kitchen has a modern range of fitted wall and base units with hard wearing Quartzite worktops. Integrated appliances include an Ilve oven and combi microwave oven, Smeg electric hob, extractor fan, heating drawer, dishwasher and fridge. From the dining area are sliding patio doors to the conservatory which offers views over the rear garden, as well as access out to a patio area. The kitchen area has a door opening out to the rear garden, as well as a door to the integral garage.

To the first floor are three bedrooms and shower room. Two of the bedrooms are doubles in size and both benefit from fitted wardrobes and drawers offering additional storage. The stylish shower room comprises a walk in shower, fitted vanity unit housing a hand basin, W.C and heated towel rail.

Externally to the rear is a well maintained southerly facing garden with two patio areas, lawn and mature planting. To the front is driveway parking and a garage.

Whitley Bay is a popular coastal town with highly regarded schools at all levels. There are excellent transport links including the Metro as well as excellent road links in to the city centre. The property is within easy reach of Whitley Bay centre with its array of shops, cafes, restaurants and beaches as well as Marden Quarry Park nature reserve.

### Entrance Porch

### Hallway

### Living Room

11'11" x 11'6"

### Kitchen

11'8" x 7'10"

### Dining Area

15'8" x 12'11"

### Conservatory

9'3" x 8'5"

### Bedroom One

12'0" x 11'4"

### Bedroom Two

12'2" x 11'1"

### Bedroom Three

8'10" x 7'2"

### Shower Room

8'4" x 7'3"

### Externally

Externally to the rear is a well maintained southerly facing garden with two patio areas, lawn and mature planting. To the front is driveway parking and a garage.

### Tenure

Freehold

