



Briar Vale, Whitley Bay



Approximate total area⁽¹⁾
1032 ft²
96 m²
Reduced headroom
4 ft²
0.4 m²

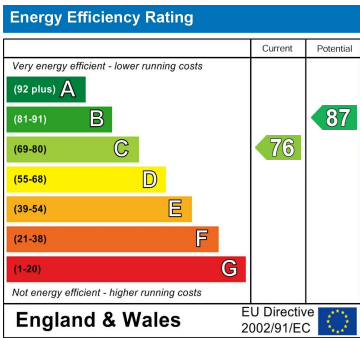


(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Offers Over £425,000

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.

Description

SPACIOUS AND ATTRACTIVE THREE BEDROOM
DETACHED PROPERTY POSITIONED PERFECTLY WITHIN A
CUL-DE-SAC UPON THE SOUGHT AFTER RESIDENTIAL
DEVELOPMENT OF BRIAR VALE IN WHITLEY BAY

Brannen and Partners are delighted to welcome to the
market this well proportioned three bedroom, two
bathroom semi detached property ideally situated
within the popular modern development of Briar Vale,
Whitley Bay. Boasting modern interiors, private
garden, garage and double driveway for off street
parking.

Briefly comprising: Initially the practical entrance
vestibule leads into the living room.

Overlooking the front of the property, the amply sized
living space is light and inviting, furnished with wall
panelling and presenting a modern design, connecting
directly to the secondary reception space.

Beyond the initial reception room, is a wonderfully light
dining room. French doors allow plenty of natural light to
fill the space as well as giving access out to the rear
garden. Whilst a separate door leads into the kitchen.

Contemporary in design with shaker style cabinetry and
marble effect worktops, the kitchen presents a range of
fitted wall, drawer and base units, whilst integrated
appliances include an induction hob, electric oven,
microwave, extractor fan, fridge/freezer, dishwasher and
washing machine.

Completing the ground floor, a vestibule is accessed from
here housing a convenient WC, integral storage cupboard
and stairs to the first floor.

To the first floor are three bedrooms, two of which are
doubles in size. The principal bedroom benefits from a
double fitted wardrobe, in addition to an en suite shower
room furnished with WC, shower cubicle and pedestal
wash basin.

Completing the home, the newly refurbished main
bathroom comprises a bath with rainfall shower
overhead, W.C and vanity wash basin with storage
beneath.

Externally to the rear is a private garden with a westerly
aspect, laid to lawn and patio, with side access to the
front where there is a double driveway for off road
parking leading to the integral garage.

Briar Vale itself is a highly sought after area with excellent
local schools and transport links to other coastal towns, as
well as Newcastle city centre nearby. The centre of
Whitley Bay is also close by, which offers an array of local
shops as well as cafes and restaurants.

Entrance Vestibule
3'1" x 3'9"

Living Room
16'3" x 11'8"

Dining Room
10'5" x 11'1"

Kitchen
10'5" x 8'6"

WC
4'7" x 3'10"

Vestibule to Stairs
3'2" x 3'10"

Landing
6'1" x 14'8"

Bedroom One
9'8" x 12'3"

En Suite
5'1" x 5'2"

Bedroom Two
10'1" x 11'3"

Bedroom Three
7'7" x 8'7"

Bathroom
7'10" x 5'6"

Garage
16'0" x 8'0"

Front & Rear Gardens

Tenure
Freehold

