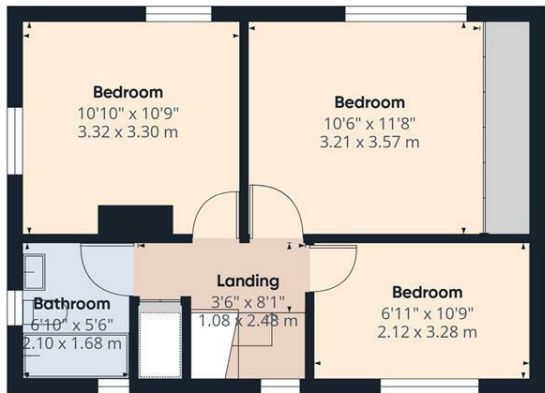
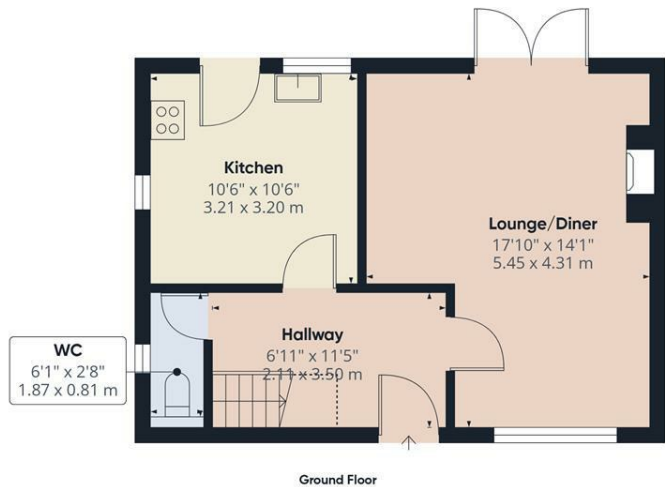




Cherrytree Gardens, Whitley Bay



Approximate total area⁸¹
837 ft²
77.7 m²

Reduced headroom
9 ft²
0.8 m²

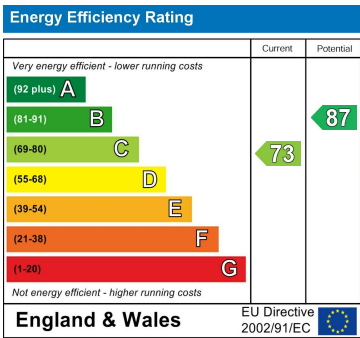
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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.

Price Guide £264,000

Description

WELL PROPORTIONED THREE BEDROOM SEMI DETACHED PROPERTY POSITIONED ON A CORNER PLOT SITUATED IN WHITLEY BAY

Brannen & Partners welcome to the market this well presented three bedroom family home conveniently located close to amenities in Whitley Bay. Benefitting from good sized accommodation, modern kitchen and generous gardens to the rear and side.

Briefly comprising: Entrance hallway giving access to all ground floor rooms. The lounge/diner is a good size featuring a fireplace housing an electric fire. This bright and airy room benefits from a dual aspect with double doors opening out to the rear garden. The modern kitchen has a good range of fitted units which includes an electric hob, oven, extractor fan and dishwasher. A separate W.C. is accessed from the hallway.

To the first floor are three double bedrooms, one of which has fitted sliding wardrobes providing additional storage. The family bathroom comprises a bath with shower over, fitted vanity unit housing a hand basin and W.C.

Externally to the rear and side are private gardens laid mainly to lawn with a paved patio area.

Conveniently situated within close proximity to local amenities, shops and Monkseaton High School. 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 Newcastle City centre. The property is within easy reach of the seafront and Whitley Bay centre with its array of many shops, cafes and restaurants.

Entrance Hallway

Lounge/Diner
17'10" x 14'1"

Kitchen
10'6" x 10'5"

W.C.

Bedroom One
11'8" x 10'6"

Bedroom Two
10'10" x 10'9"

Bedroom Three
10'9" x 6'11"

Bathroom
6'10" x 5'6"

Externally

To the rear and side are private gardens laid mainly to lawn with a paved patio area.

Tenure
Freehold

