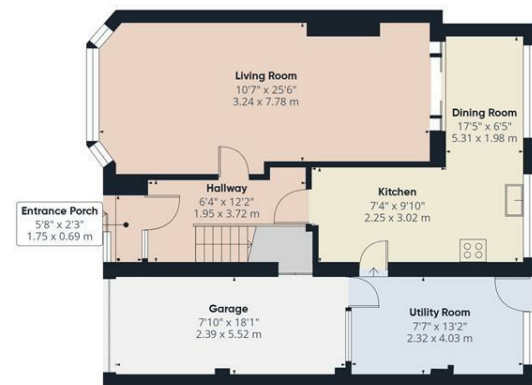
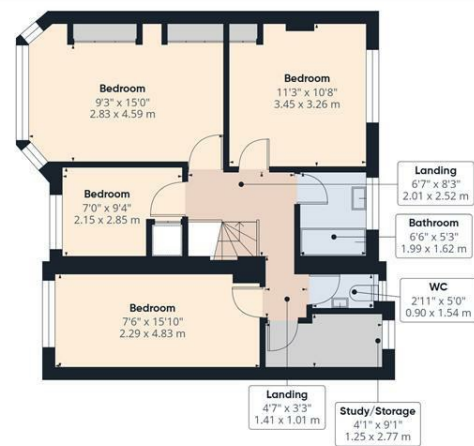




# Garsdale Road, Whitley Bay



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1401 ft<sup>2</sup>  
130.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### 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 £395,000

## Description

EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME IDEALLY SITUATED UPON THE SOUGHT AFTER WHITLEY LODGE ESTATE, WHITLEY BAY - IN NEED OF MODERNISATION AND OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this extended four bedroom semi detached property, perfectly positioned upon the sought after Whitley Lodge estate in Whitley Bay. Presenting generous sized accommodation with masses of potential, the family home boasts four good sized bedrooms, two reception areas, ample kitchen, convenient utility space, fitted bathroom and WC, plus a variety of storage, well maintained gardens, driveway parking and a garage.

Briefly comprising: Entrance porch leads directly into the hallway, connecting to all principal rooms of the ground floor and stairs to the first floor, with integral storage beneath.

Initially to the left, the expansive living room is flooded with natural light due to its dual aspect. Spanning almost the length of the home, the space is furnished with a bay window overlooking the greenery of the front garden, stone fireplace incorporating a gas fire and double doors enabling access into the dining area.

Beyond the doors, the dining area overlooks the rear garden and houses space for a six seater dining table. The open plan layout bears round into the L shaped kitchen.

Well equipped with a variety of wall, base and drawer units, the kitchen's integral appliances include an eye level oven and hob, plus a breakfast bar for dining. From here, the convenient utility can be accessed, housing further under counter space and plumbing for appliances, plus access to both the rear garden and garage.

To the first floor is a good sized landing leading to all four bedrooms, study/storage room and family bathroom with separate WC. Three of the bedrooms are doubles in size and house fitted storage. Whilst the bathroom is furnished with a bath with shower overhead and pedestal wash basin.

Externally to the rear is a well maintained enclosed garden laid to lawn with a patio area, mature shrub borders and greenhouse. To the front is driveway parking and a garage, aside another well maintained mature garden.

Whitley Bay is a popular coastal town with a good selection of cafés and restaurants, as well as the recently refurbished Dome at the Spanish City. Whitley Lodge is only a stone's throw away and offers a selection of local shops and restaurants. There are good road and local transport links in to the city centre and other coastal towns, as well as highly regarded schools at all levels.

### Entrance Porch

5'8" x 2'3"

### Hallway

6'4" x 12'2"

### Living Room

10'7" x 25'6"

### Dining Room

17'5" x 6'5"

### Kitchen

7'4" x 9'10"

### Utility Room

7'7" x 13'2"

### Landing

11'2" x 11'6"

### Bedroom One

9'3" x 15'0"

### Bedroom Two

11'3" x 10'8"

### Bedroom Three

7'6" x 15'10"

### Bedroom Four

7'0" x 9'4"

### Study/Storage

4'1" x 9'1"

### Bathroom

6'6" x 5'3"

### WC

2'11" x 5'0"

### Garage

7'10" x 18'1"

### Front & Rear Gardens

### Tenure

Freehold

