



Beach 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	

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 £360,000

Description

SPACIOUS THREE BEDROOM MID TERRACED FAMILY HOME WITH OFFICE, PRIVATE REAR YARD AND FRONT GARDEN, PERFECTLY POSITIONED WITHIN THE HEART OF WHITLEY BAY

Brannen & Partners are delighted to welcome to the market this spacious and well presented family home, offering generous accommodation together with private outdoor space to both the front and rear. Ideally suited to growing families, the property combines character features with practical living areas throughout.

Briefly comprises; The property is entered via a traditional vestibule leading into a welcoming and spacious hallway, providing access to all principal ground floor rooms.

To the front of the property is a bright and airy lounge featuring a large bay window, overlooking the front garden, decorative coving and an impressive marble fireplace creating an attractive focal point.

Situated to the rear is the dining room, enjoying pleasant views over the private paved rear yard through large double windows. A feature fireplace adds further charm to this generous entertaining space.

The kitchen is fitted with a range of wall and base units providing ample storage, together with a gas hob, oven and useful pantry cupboard. A large window allows plenty of natural light and overlooks the yard. A door leads through to a practical utility area with space for a freestanding fridge/freezer together with plumbing for a washing machine and dishwasher. The utility area also provides direct access to the rear yard and access to a downstairs WC.

Stairs rise to a split-level landing with a useful storage cupboard. The family bathroom is positioned to the rear of the property and comprises a shower cubicle, WC, hand wash basin with fitted storage and a heated towel rail. There is also a separate office to the rear, ideal for home working.

A further landing provides access to three bedrooms, including two spacious double bedrooms and a generously sized single bedroom. Additional storage cupboards are located on the landing.

The rear double bedroom enjoys views over the paved yard through large double windows, while the front facing double bedroom benefits from equally impressive windows overlooking the front garden, both allowing an abundance of natural light throughout the rooms.

The third bedroom, currently utilised as a studio, offers flexibility and would make an ideal child's bedroom, nursery or guest room.

Externally, the property benefits from a gated front garden and a private paved rear yard with gated access to the rear lane.

This property is ideally located close to local shops, cafes and restaurants. Perfectly positioned just off Park View, with its vibrant mix of independent shops and cafes, this property also benefits from being within the catchment area for some of Whitley Bay's most sought-after schools, including Marine Park First School and Whitley Bay High School. The local transport links are also easily accessible, with both Monkseaton and Whitley Bay Metro stations within walking distance, as well as access to major road links into the city centre and other coastal towns nearby.

Entrance Vestibule

4'3" x 4'1"

Hallway

21'10" x 5'10"

Living Room

13'9" x 13'8"

Dining Room

13'10" x 11'10"

Kitchen

10'10" x 9'3"

Utility Room

9'3" x 5'10"

W.C

5'4" x 2'5"

Landing

Family Bathroom

9'6" x 5'10"

Office

6'5" x 5'7"

Bedroom One

13'11" x 11'8"

Bedroom Two

14'1" x 11'3"

Bedroom Three

10'7" x 6'5"

Private Rear Yard & Enclosed Front Garden

Tenure

Freehold

