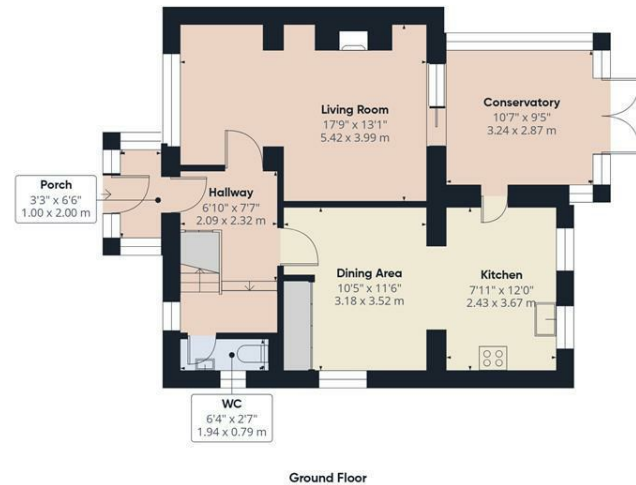
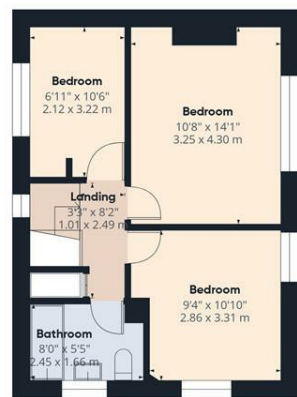




Cherrytree Gardens, Whitley Bay



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1055 ft²
98 m²

(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		86
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(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 £270,000

Description

WELL PROPORTIONED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED WITHIN THIS RESIDENTIAL AREA IN WHITLEY BAY

We welcome to the market this three bedroom semi detached property conveniently located close to amenities in Whitley Bay. Offering good sized accommodation, open plan kitchen/diner, conservatory, newly fitted bathroom and private garden.

Briefly comprising: Entrance porch to the hallway leading to ground floor rooms and stairs to the first floor. The living room is well proportioned boasting a dual aspect and feature fireplace, sliding patio doors access the conservatory which overlooks the rear garden. The open plan kitchen/diner provides an ideal space for family living, fitted wall and base units offer plenty of storage as well as having space for appliances and plumbing for a washing machine and dishwasher. A separate W.C. is accessed off the main hallway.

To the first floor are three bedrooms and bathroom, two of which are double in size. The newly installed bathroom is modern in design, comprising a bath with shower over, hand basin within a vanity unit, W.C. and heated towel rail.

Externally to the rear is generous sized garden, mainly laid to lawn with timber decking. To the front is a lawn with side access to the rear.

Conveniently situated within close proximity to local amenities, and shops and Monkseaton. 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 Porch

Hallway

Living Room

17'9" x 13'1"

Kitchen

12'0" x 7'11"

Dining Area

11'6" x 10'5"

Conservatory

10'7" x 9'4"

W.C.

Bedroom One

14'1" x 10'7"

Bedroom Two

10'10" x 9'4"

Bedroom Three

10'6" x 6'11"

Bathroom

8'0" x 5'5"

Externally

Externally to the rear is generous sized garden, mainly laid to lawn with timber decking. To the front is a lawn with side access to the rear.

Tenure

Freehold

