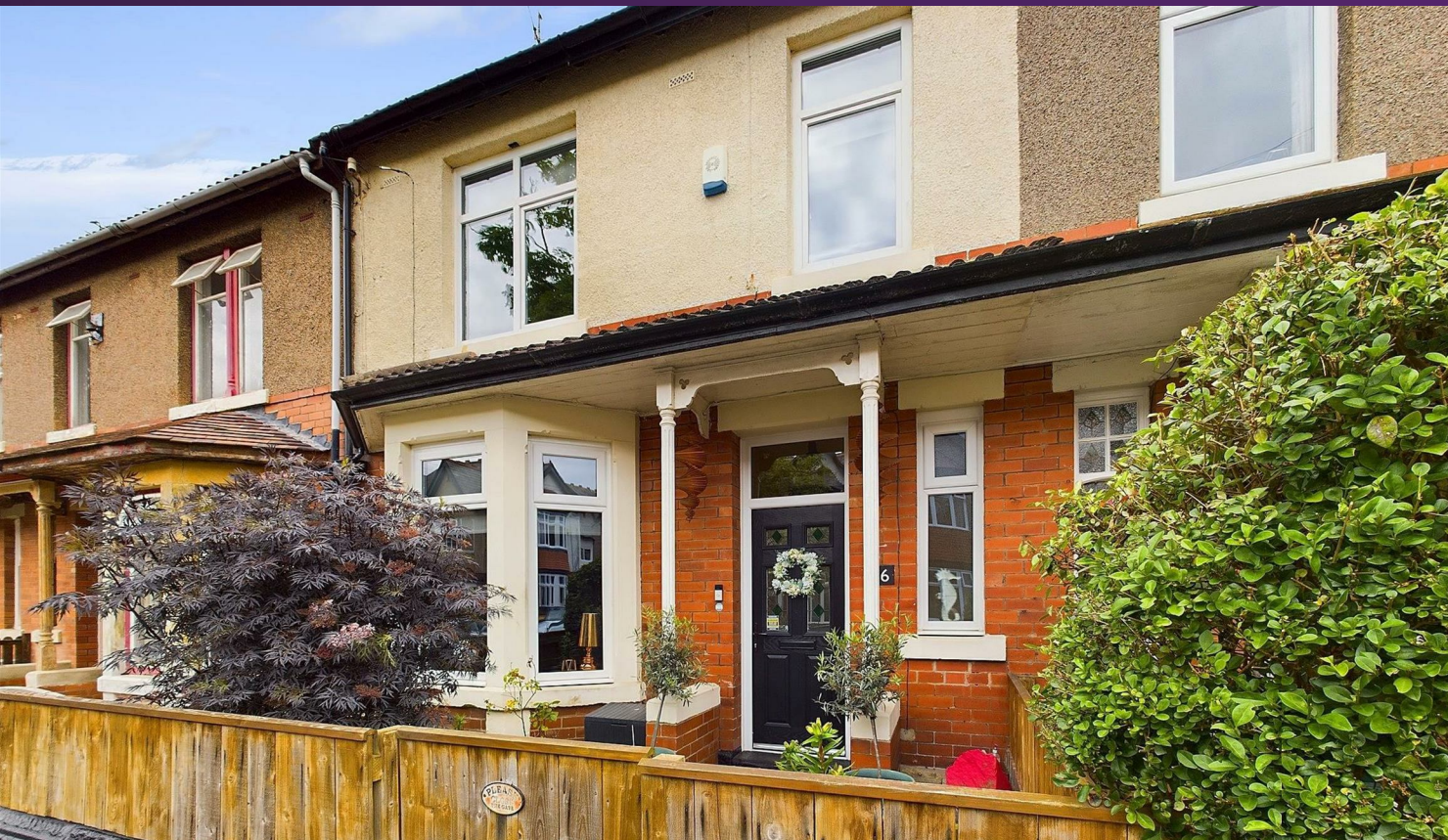


FOR
SALE

56 CLIFTONVILLE GARDENS, WHITLEY BAY NE26 1QL
£385,000



3 BEDROOM HOUSE - MID TERRACE

- THREE BEDROOM MID TERRACE HOUSE
- DETACHED GARAGE TO THE REAR
- SPACIOUS LOUNGE & DINING ROOM
- CLASSIC KITCHEN
- GOOD SIZED BATHROOM WC & DOWNSTAIRS WC
- FRONT TOWN GARDEN
- REAR GARDEN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

LOUNGE
13'3 x 12'9

DINING ROOM
16'8 x 11'1

KITCHEN
12'6 x 8'5

DOWNSTAIRS WC

LANDING

BEDROOM ONE
13'9 x 10'10

BEDROOM TWO
13'9 x 11'3

BEDROOM THREE
10'1 x 7'2

BATHROOM WC
8'7 x 8'5

GARAGE
17'10 x 12'1

UTILITY ROOM
8'3 x 6'8

FRONT TOWN GARDEN

REAR GARDEN

56 CLIFTONVILLE GARDENS, WHITLEY BAY NE26 1QL

PLEASE NOTE THAT THIS PROPERTY BENEFITS FROM A DETACHED GARAGE TO THE REAR

This well presented, mid terrace house was built in the 1920's and is perfectly located in a much sought after residential area. It boasts a wealth of modern features with period charm and is ideal for a range of buyers.

With over 1100 square foot of accommodation set over two floors this charming property consists of a vestibule and entrance hallway leading to the reception rooms and kitchen. The spacious front facing lounge has a beautiful period fireplace and the dining room is open to the kitchen and has double doors leading to the rear garden. The classic kitchen benefits from wall and base units with contrasting worktops and integrated oven, gas hob, extractor hood, fridge and freezer with space for a dishwasher. There is also a downstairs WC with pedestal wash basin and a utility room attached to the garage with power, lighting and space for additional white goods. To the first floor there are three bedrooms, two with fitted wardrobes, and a good sized bathroom complete with a panelled bath, walk in rainfall shower, pedestal wash basin and low level WC. Externally there is a detached garage, a front town garden and a good sized patio garden with outbuilding and access to the utility room and garage.

The generous size and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit. Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful.

The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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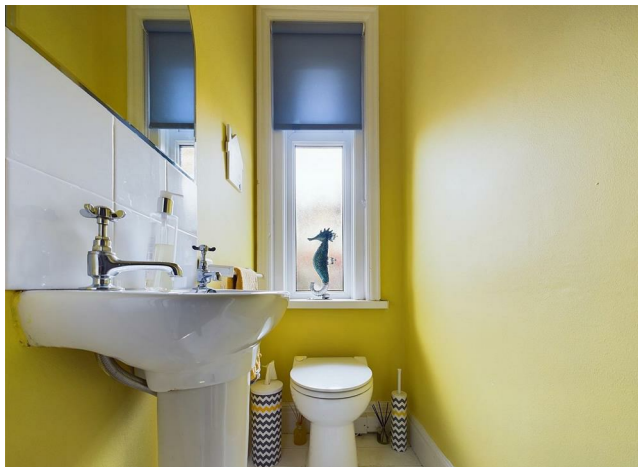
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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

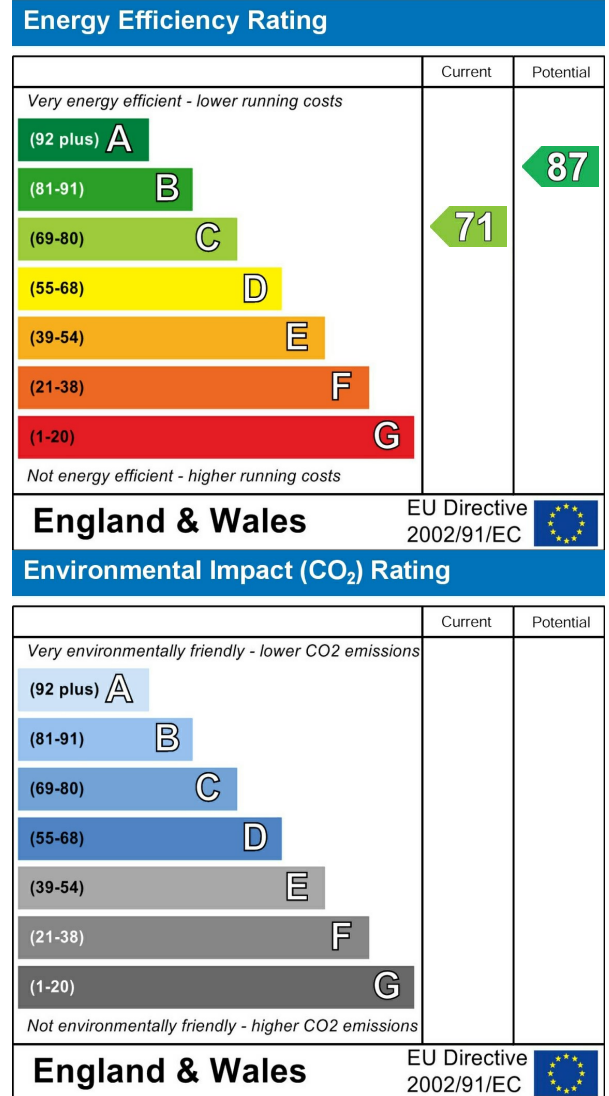
They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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