

FOR  
SALE

92 QUEENS ROAD, WHITLEY BAY NE26 3AU  
£435,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- OPEN PLAN LOUNGE & DINING ROOM
- CONTEMPORARY KITCHEN
- STYLISH BATHROOM WC
- FRONT GARDEN & SECLUDED REAR GARDEN
- EPC RATING D

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ENTRANCE HALLWAY

OPEN PLAN LOUNGE & DINING ROOM  
35'1 x 13'1

KITCHEN  
17'7 x 5'8

LANDING

BEDROOM ONE  
13'1 x 11'4

BEDROOM TWO  
9'7 x 8'6

BEDROOM THREE  
10'2 x 9'8

BATHROOM WC  
8'4 x 6'4

FRONT GARDEN

REAR GARDEN

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This stunning, semi detached house was built in the 1930's and is perfectly located on one of the most sought after streets in Whitley Bay. It boasts a wealth of modern features with period charm and is ideal for a family looking for contemporary and open plan living. With over 940 square foot of accommodation set over two floors, this stunning property comprises of an entrance hallway which is open plan to the light and spacious lounge with a bespoke glass staircase up to the first floor, the good sized dining room with space for a six seater dining table and under stairs storage cupboard, and also open to the fabulous kitchen. The kitchen benefits from an impressive range of high gloss units with contrasting worktops and integrated appliances include single oven, gas hob, fridge freezer, washing machine and microwave. To the first floor there are three stylish bedrooms, the principal has a bay window with built in seat and the other two have parquet flooring, and a contemporary family bathroom with P shaped bath with shower over, wall mounted wash basin and low level WC. Externally there is a front paved garden and a secluded rear garden with patio, artificial lawn, outside lighting, hot tub area and storage shed.

The exceptional features, amazing condition, location and unique feel of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

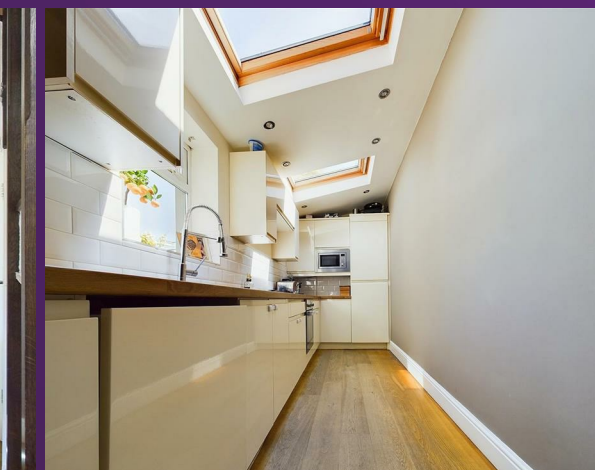
Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful.

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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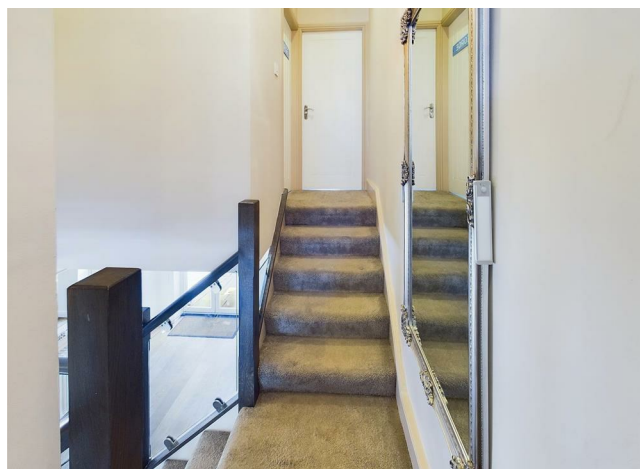


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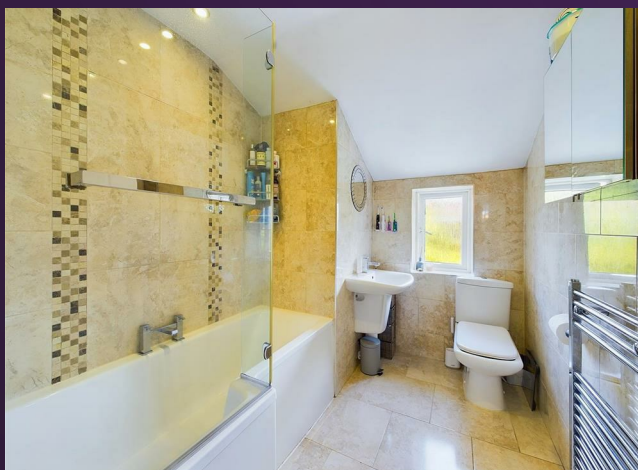


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#### SMOKE ALARMS

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.

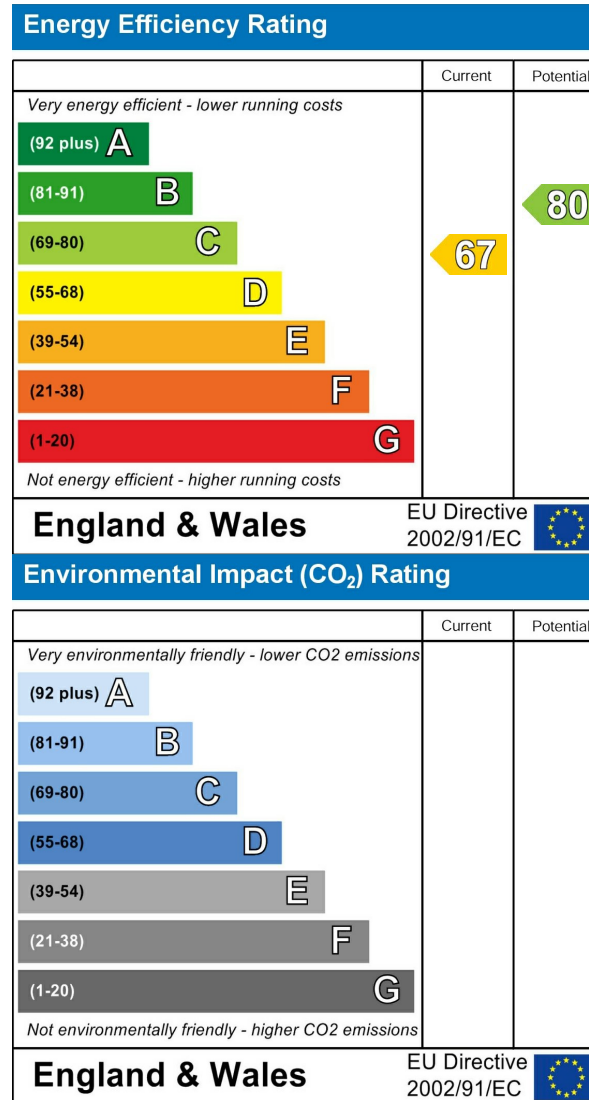
They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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