

FOR  
SALE

31 PERCY ROAD, WHITLEY BAY NE26 2AX  
£399,950



6 BEDROOM HOUSE - MID TERRACE

- SIX BEDROOM MID TERRACE HOUSE
- TWO OPEN PLAN RECEPTION ROOMS
- MODERN KITCHEN
- SHOWER ROOM, BATHROOM & DOWNSTAIRS WC
- PARTIAL GARAGE
- FRONT TOWN GARDEN & REAR COURTYARD
- NO UPPER CHAIN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOMS  
28'11 x 16'6

KITCHEN  
14'4 x 10

DOWNSTAIRS WC

BEDROOM ONE  
13'2 x 9'4

BEDROOM TWO  
14'6 x 10

BEDROOM THREE  
12'5 x 8'2

BEDROOM FOUR  
11'10 x 8'5

SHOWER ROOM  
6'10 x 6'4

BEDROOM FIVE  
12'9 x 13'7

BEDROOM SIX  
15'11 x 6'9

BATHROOM WC  
12'10 x 8'10

PARTIAL GARAGE  
11'1 x 6'1

FRONT TOWN GARDEN

REAR COURTYARD

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This lovely and characterful, mid terrace house is perfectly located in a popular residential and coastal area. It displays a variety of modern features with period charm, has no upper chain and is ideal for a family. With over 2000 square foot of accommodation set over three floors this beautiful property comprises of a vestibule and entrance hallway leading to the reception rooms which are elegant and open plan to the modern kitchen. The kitchen benefits from a range of bespoke units with wood and metal worktops and space for appliances. There is also a downstairs WC with vanity washbasin. To the first floor there are four good sized bedrooms and a contemporary shower room with walk in rainfall shower, vanity wash basin and integrated WC. On the top floor there are two further bedrooms and a generously sized bathroom benefitting from a roll top bath, countertop wash basin and low level WC. Externally there is a small style attached garage used for storage and accessed from the rear courtyard, a front town garden and a rear courtyard.

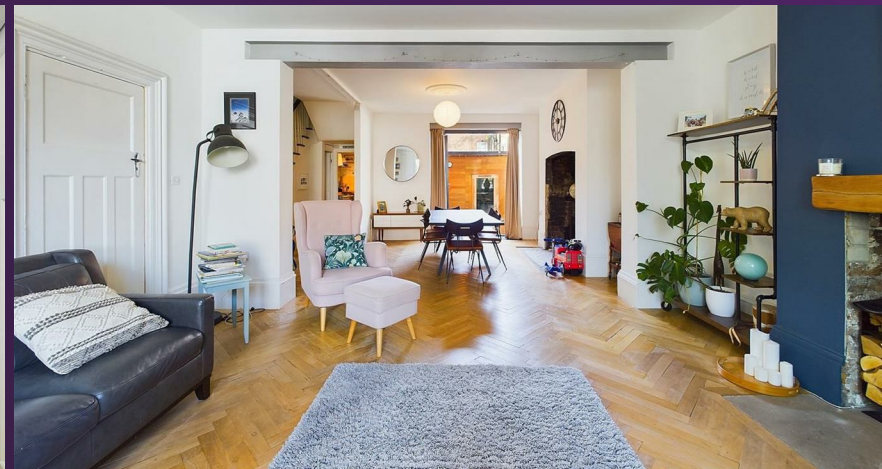
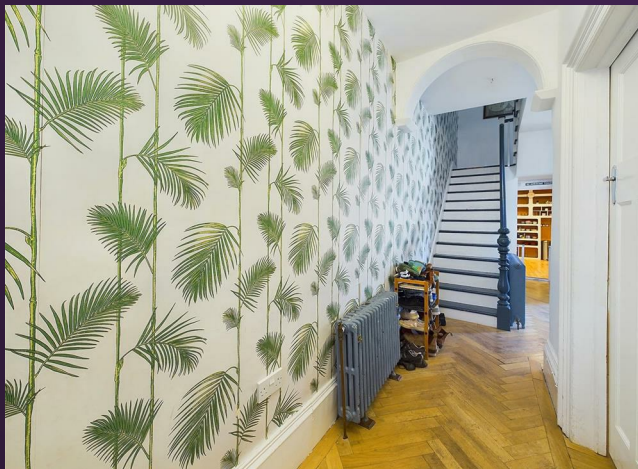
The generous size, fabulous location and superb layout of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

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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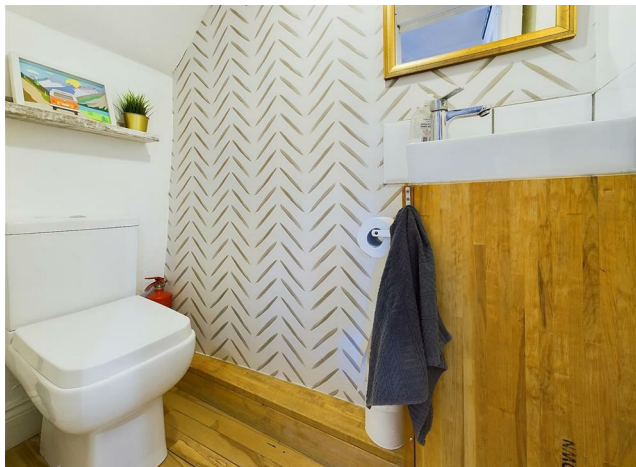


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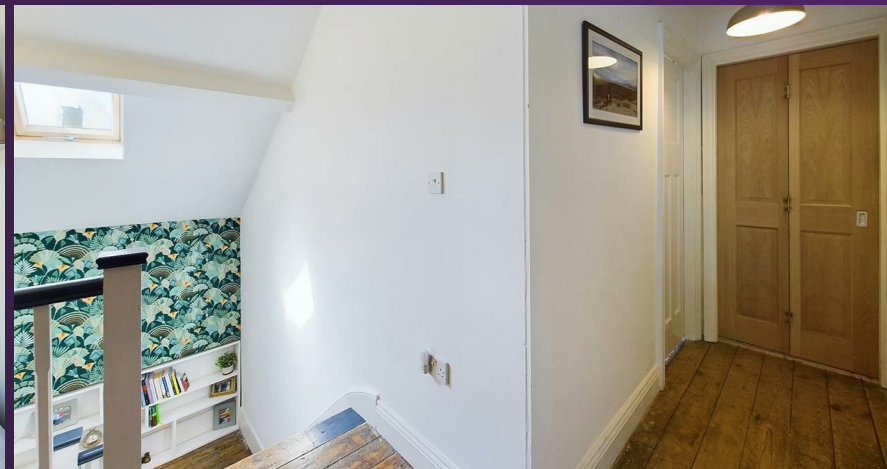


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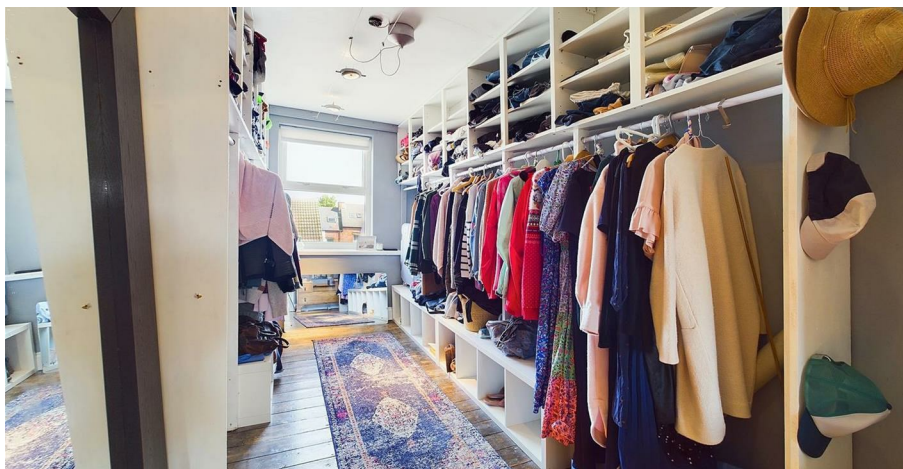
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#### SMOKE ALARMS

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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#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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