

FOR  
SALE

39 CLAREMONT ROAD, WHITLEY BAY NE26 3TN  
£354,950



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- LOUNGE & DINING ROOM
- MODERN KITCHEN
- SHOWER ROOM & SEPARATE WC
- DETACHED GARAGE
- FRONT GARDEN & WEST FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

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ENTRANCE HALLWAY

LOUNGE  
15'5 x 12'8

DINING ROOM  
11'4 x 10'4

KITCHEN  
10'4 x 7'9

LANDING

BEDROOM ONE  
15'2 x 8'11

BEDROOM TWO  
13'8 x 10'10

BEDROOM THREE  
8'7 x 8'2

SHOWER ROOM  
8'5 x 5'10

SEPARATE WC

GARAGE

FRONT GARDEN

REAR GARDEN

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\*\*\*PLEASE NOTE THAT THIS PROPERTY BENEFITS FROM A DETACHED GARAGE LOCATED IN THE REAR LANE\*\*\*

This lovely, semi detached house was built in the 1930's and is perfectly located in a highly sought after residential location. It displays a variety of unique features, has no upper chain and is ideal for a range of buyers.

With over 1050 square foot of accommodation set over two floors this property consists of a light and spacious entrance hallway leading to a good sized lounge with feature fireplace and access to the dining room. The kitchen benefits from wall, base and drawer units with contrasting worktops, space for cooker with extractor hood, space for fridge freezer and washing machine. There is also a built in pantry and doors to a covered storage area, rear garden and the front of the property. To the first floor there are two spacious bedrooms with fitted wardrobes and a good sized third bedroom. The modern shower room has a walk in rainfall shower, pedestal washbasin and there is a separate WC. Externally there is a detached garage located in the rear lane, a laid to lawn front garden with mature planted borders and a West facing, good sized rear garden with patio, lawn and mature borders.

The fabulous location and potential 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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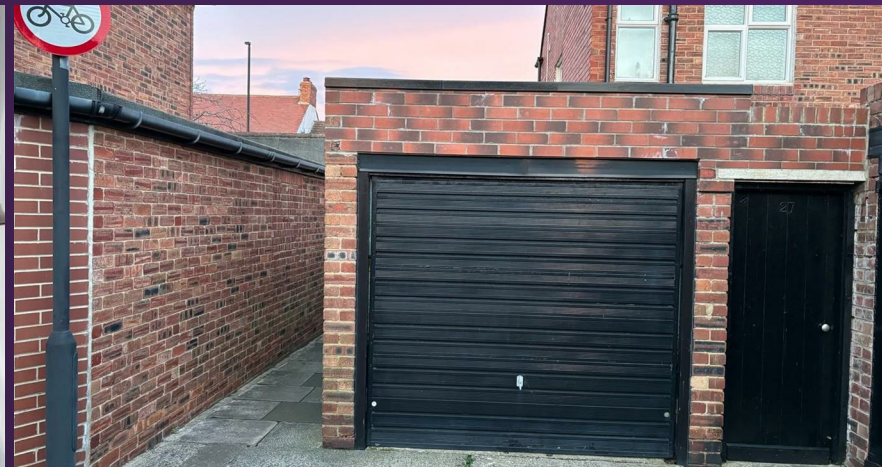
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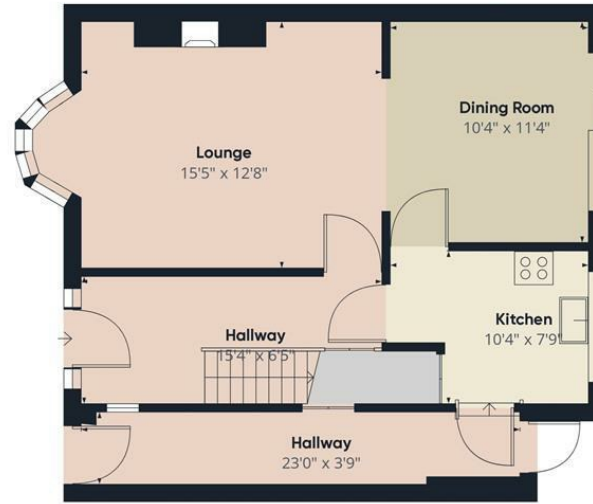
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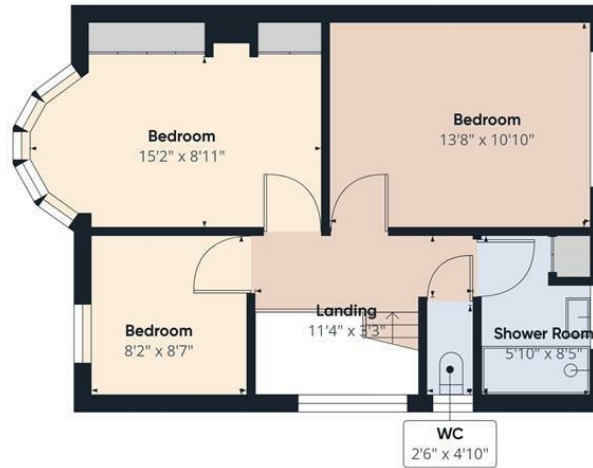
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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
1080.74 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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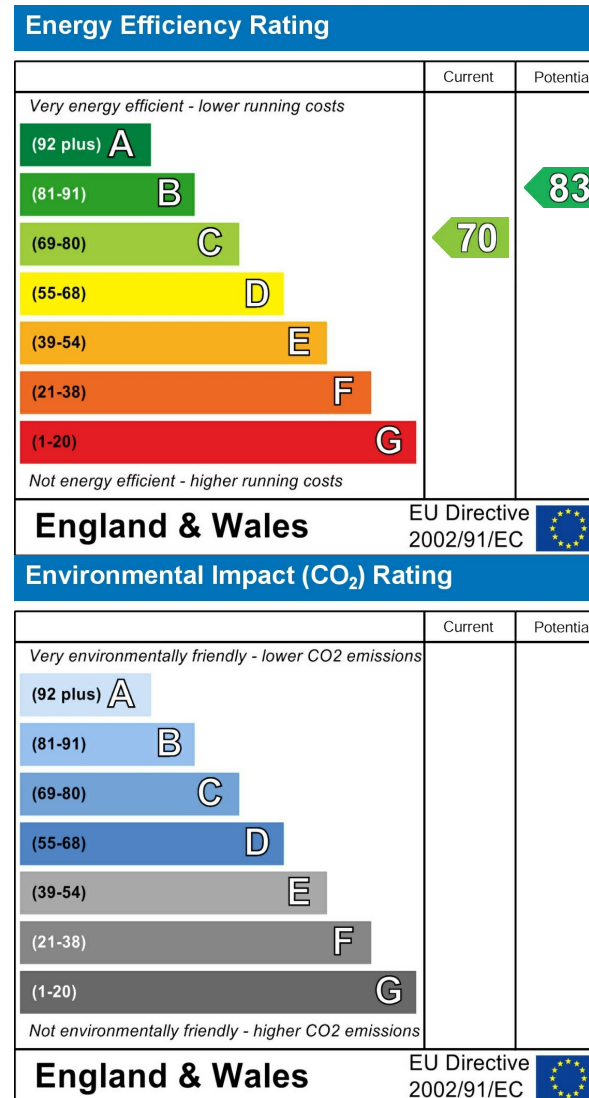
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

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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