

FOR
SALE

37 VENTNOR GARDENS, WHITLEY BAY NE26 1QD
£475,000



4 BEDROOM HOUSE - TERRACED

- LARGER STYLE FOUR BEDROOM MID TERRACE HOUSE
- WELL CONVERTED & PRESENTED
- TWO SPACIOUS RECEPTION ROOMS
- MODERN KITCHEN DINER
- FAMILY BATHROOM & SHOWER ROOM
- FRONT GARDEN
- WEST FACING REAR GARDEN
- EPC RATING D
- SELLER IN PROCESS OF REINSTATING PLANNING PERMISSION FOR SINGLE STOREY EXTENSION

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
17'3 x 15'8

RECEPTION ROOM TWO
13'1 x 11'8

KITCHEN DINER
21'3 x 8'11

LANDING

BEDROOM ONE
13'4 x 13'3

BEDROOM TWO
11'4 x 10'10

BEDROOM THREE
13'6 x 7'5

BATHROOM WC
10'9 x 7'9

BEDROOM FOUR
10'7 x 5'5 & 9 x 7'1

SHOWER ROOM
8'6 x 7'6

FRONT GARDEN

REAR GARDEN

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This lovely and characterful, mid terrace house was built in 1914 and is perfectly located in the much sought after North Whitley Bay residential area. It boasts an array of modern features with period charm and is ideal for a family. With over 1600 square feet of accommodation set over three floors, this charming property consists of a vestibule and spacious entrance hallway with stairs up to the first floor and doors to the two reception rooms and kitchen diner. The front facing reception room has a period decorative ceiling and a log burner whilst the second reception room has a feature fireplace. The kitchen diner has space for a dining table and benefits from a range of high gloss units with wood worktops, space for a range oven with extractor hood over, integrated dishwasher, space for a washing machine and American style fridge freezer. There are French doors to the rear garden. To the first floor there are three bedrooms, one with a period feature fireplace and a good sized family bathroom benefitting from a panelled bath with shower over, pedestal wash basin and low level WC. The top floor there is a very substantial fourth bedroom with built in cupboard and a modern shower room with walk in rainfall shower, vanity washbasin and low level WC. Externally there is a front garden with mature shrubs and a west facing rear garden with a roll top garage door providing the option of off street parking.

The generous size, fabulous location and superb layout of this property makes for an exciting opportunity which can only 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 transport link

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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) A		
(81-91) B		78
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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



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