

FOR  
SALE

37 PLESSEY CRESCENT, WHITLEY BAY NE25 8PR  
£435,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- SUBSTANTIAL PLOT
- TWO RECEPTION ROOMS
- BREAKFASTING KITCHEN & UTILITY ROOM
- BATHROOM, SEPARATE WC & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING C

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ENTRANCE HALLWAY

RECEPTION ROOM ONE  
12'1 x 11'10

RECEPTION ROOM TWO  
14'6 x 11'10

BREAKFASTING KITCHEN  
10'3 x 6'3 & 10'4 x 6'5

UTILITY ROOM  
11'6 x 4'4

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
12'9 x 11'4

BEDROOM TWO  
14'2 x 11'3

BEDROOM THREE  
8'4 x 7'1

BATHROOM  
7'6 x 7'1

SEPARATE WC

GARAGE  
15'5 x 10'3

FRONT GARDEN

REAR GARDEN

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This well presented and characterful, semi detached house was built in 1938 and is perfectly located on a larger style plot within a popular residential location. It displays a variety of modern features with period charm and is ideal for a range of buyers. With over 1200 square feet of accommodation set over two floors, this lovely property consists of a spacious entrance hallway with stairs up to the first floor and doors to the reception rooms, kitchen and downstairs WC. Both reception rooms have period decorative ceilings and feature fireplaces, the rear facing reception room also has French doors to the rear garden. The breakfasting kitchen has space for a dining table and benefits from a range of units with contrasting worktops, integrated fridge, single oven, gas hob, extractor hood and space for a dishwasher. The utility room has further units, worktops and spaces for a fridge freezer and washing machine. There is also a downstairs WC with vanity washbasin. To the first floor there are two spacious bedrooms with fitted wardrobes, a smaller third bedroom, a family bathroom benefitting from a panelled bath with shower over and pedestal wash basin, and a separate WC. Externally there is an attached garage, a substantial front garden with driveway parking for up to three cars and a beautiful west facing rear garden with patio, lawn and mature shrubs. The generous size, superb layout and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

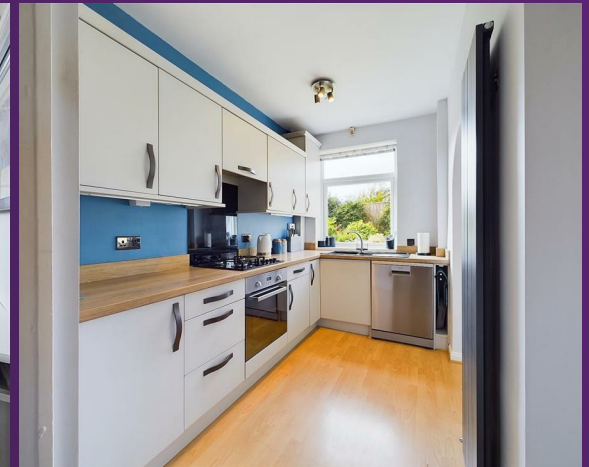
Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful.

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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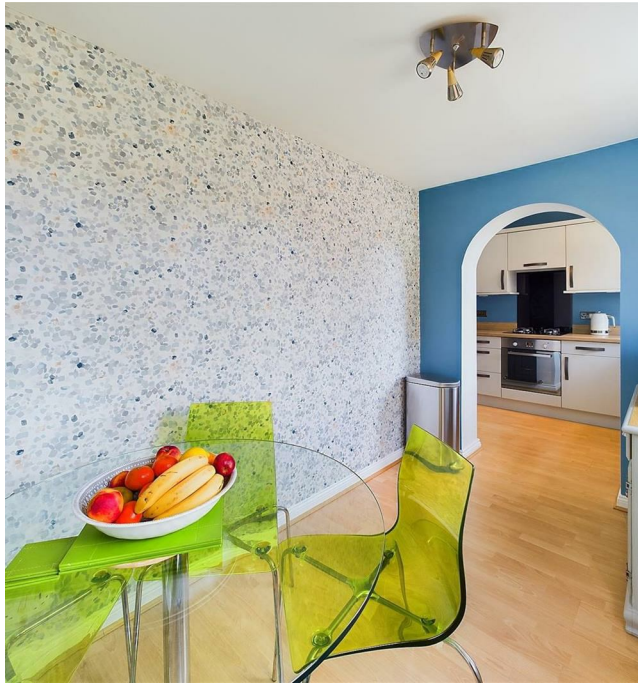


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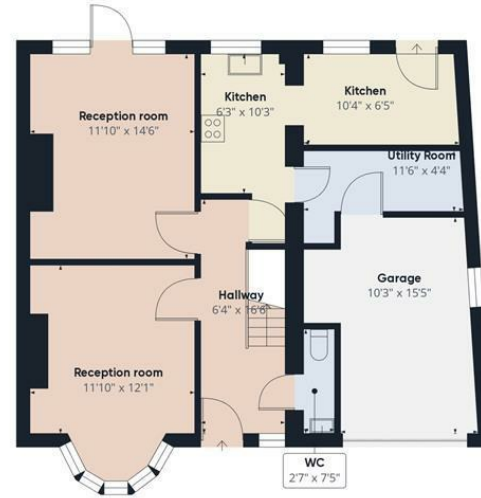




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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1286.83 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.

Calculations are based on RICS IPMS 3C standard.

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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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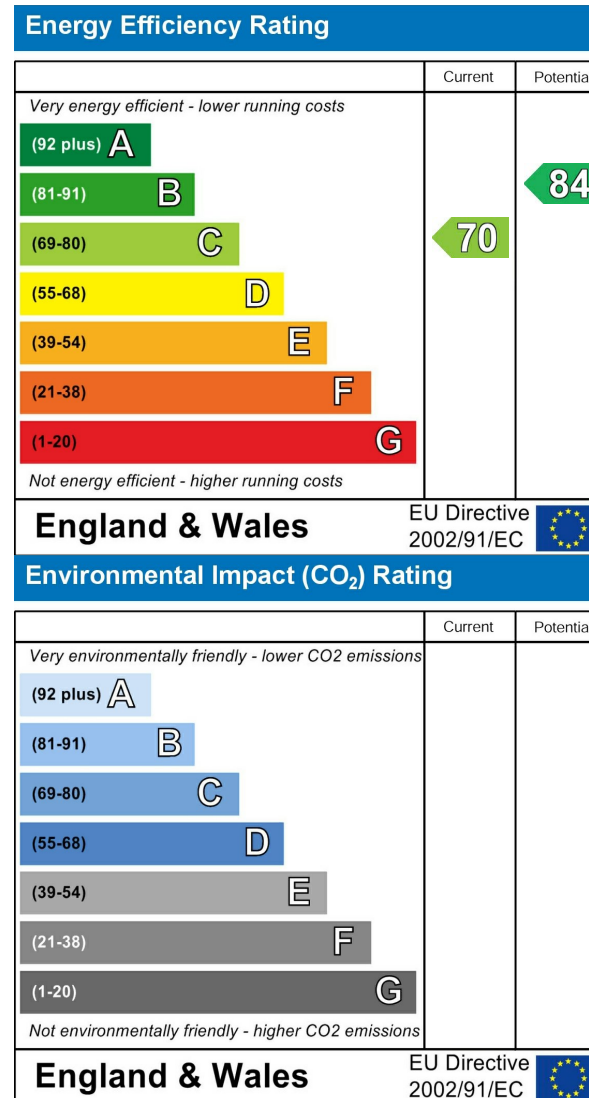
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

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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