

FOR
SALE

9 KINGS ROAD, WHITLEY BAY NE26 3BD
£635,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS & CONSERVATORY
- CONTEMPORARY KITCHEN DINER
- BATHROOM WC & DOWNSTAIRS WC
- DETACHED GARAGE TO REAR
- FRONT GARDEN
- SOUTH FACING REAR GARDEN
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
17'1 x 13'6

RECEPTION ROOM TWO
24'9 x 12'1

KITCHEN DINER
20'9 x 9'7

CONSERVATORY
8'9 x 8'9

DOWNSTAIRS WC

LANDING

BEDROOM ONE
13'9 x 9'10

BEDROOM TWO
13'11 x 12'5

BEDROOM THREE
10 x 9'11

BEDROOM FOUR
10'2 x 7'6

BATHROOM WC
7'10 x 6'5

GARAGE
21 x 9'7

FRONT GARDEN

REAR GARDEN

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*** PLEASE NOTE THAT THIS PROPERTY BENEFITS FROM A DETACHED GARAGE TO THE REAR ***

This lovely and characterful, semi detached house was built circa 1900 and is perfectly located in the much sought after North Whitley Bay residential area. It boasts a wealth of period features and is ideal for a family.

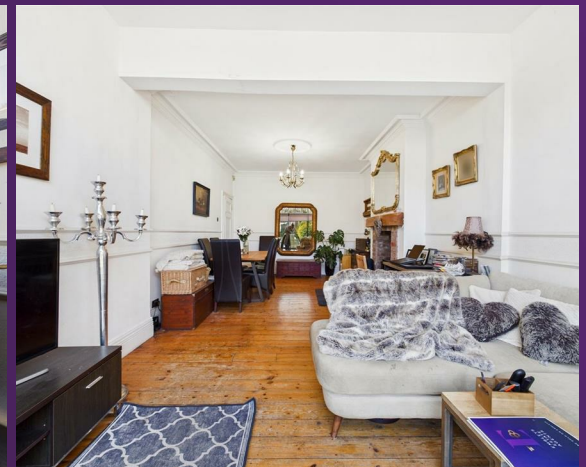
With over 1600 square feet of accommodation set over two floors, this property consists of a vestibule and a grand entrance hallway with a period stained glass door, stairs up to the first floor and doors to the reception rooms, kitchen diner and downstairs WC. Both reception rooms are light and spacious, the front room with a stunning period fireplace including over mantle and mirror and the rear room with a recess to chimney breast including a multi fuel burner and floor to ceiling windows and door providing views over and access to the rear garden. The kitchen diner easily accommodates a dining table as well as a breakfast bar and benefits from a range of units with wood worktops, integrated appliances including oven, hob, chimney hood, microwave, dishwasher and washing machine, with space for an American style fridge freezer. There are French doors leading to the conservatory. To the first floor landing there is a beautiful period stained glass window and built in storage cupboard. There are four double bedrooms, one with fitted wardrobes and a contemporary family bathroom benefitting from a bath with feature brick surround and rainfall shower over, vanity wash basin with drawers beneath and a low level WC. Externally there is a detached garage, a front garden with gravelled areas and a secluded, south facing rear garden with patios, lawn and mature shrubs.

The generous size, potential 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.

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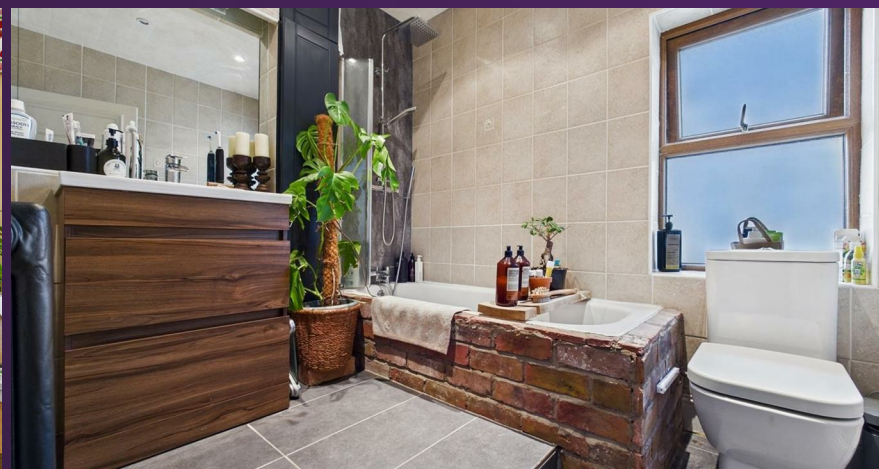
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SMOKE ALARMS

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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