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Fern Avenue, Whitley Bay NE26 2JA

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Offers Over £365,000

Signature North East invites you to explore Fern Avenue, Whitley Bay, a charming Victorian terraced townhouse, circa 1900, situated in a serene neighbourhood, ideal for family living. This delightful home offers a perfect blend of convenience and comfort, with a prime location near schools, local parks, and the beach. Residents enjoy easy access to amenities, ensuring everyday needs are met with ease. The area is well-connected through major road networks, including the A19, which links the region to Newcastle and the broader North East. Public transport options, such as regular bus services and Metro stations, provide efficient travel.

Spanning over three levels, the property's layout is designed for family living. As you enter, the ample hallway leads to the principal rooms on the ground floor. The living room, featuring three windows merging into a large window, fireplace, and a beautiful ceiling rose, creates a welcoming atmosphere, perfect for gatherings. The dining room seamlessly connects to the kitchen, making it ideal for entertaining. The recently installed contemporary kitchen features integrated appliances, including a gas hob, hob extractor, dishwasher, electric oven, and an under-counter fridge. It offers plenty of wall and base units for storage, as well as ample counter space for meal preparation. The kitchen also provides easy access to the utility room, which opens to the rear external space.

The first floor includes two well-appointed bedrooms, with the master bedroom featuring fitted wardrobes and three windows that merge into one large window, providing plenty of natural light. A three-piece family bathroom with a bathtub and shower completes this floor. On the second floor, you'll find two additional double bedrooms, each with a Velux window, ensuring a bright and airy atmosphere.

Outside, the property boasts a rear external space, perfect for outdoor relaxation and socializing with friends, the space also includes a shed. At the front of the property, you'll find a charming town garden. The property offers convenient on-street parking with 3 permits and a visitors pass, accommodating up to 4 cars.

The location, original features, and spacious rooms make this property an ideal choice for a family home. Don't miss the opportunity, contact Signature North East to schedule a viewing today.



PROPERTY FLOORPLAN

Measurements:

Living Room
16'1" x 12'9"

Dining Room
14'11" x 13'3"

Kitchen
13'4" x 6'2"

Utility Room
7'10" x 7'8"

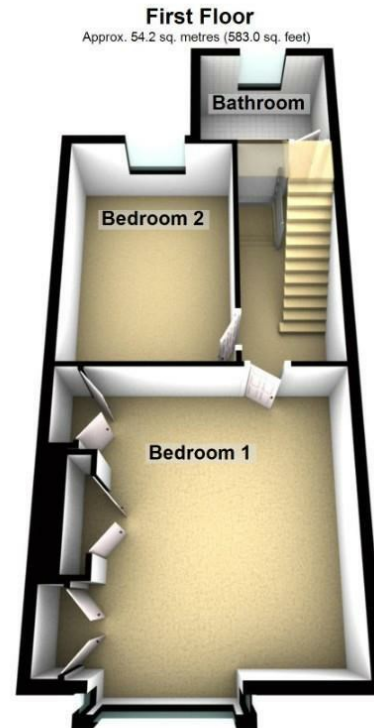
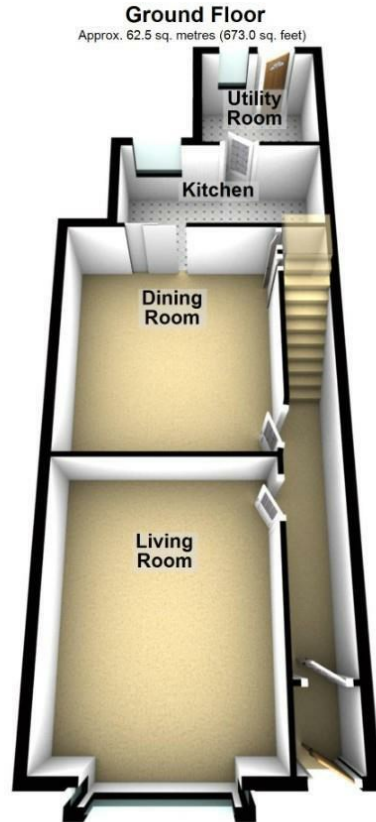
Bedroom One
16'6" x 16'2"

Bedroom Two
14'10" x 10'2"

Bathroom
8'3" x 6'9"

Bedroom Three
15'4" x 9'10"

Bedroom Four
9'1" x 9'1"



Total area: approx. 146.3 sq. metres (1574.8 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

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