



# North Parade, Whitley Bay



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £430,000

## Description

SUBSTANTIAL SIX BEDROOM TERRACED PERIOD PROPERTY CENTRALLY LOCATED IN WHITLEY BAY OFFERED WITH NO UPPER CHAIN

Wonderful opportunity to acquire this spacious six bedroom property set over three floors located close to the seafront and centre of Whitley Bay. Boasting two reception rooms, period features, large private yard offering parking for two cars and a front garden.

Briefly comprising: Entrance to a large welcoming hallway with stairs to the first floor. The living room is a bright and airy room featuring high ceilings, decorative coving and windows overlooking the front of the property, double doors give access to the dining room. The kitchen has fitted units which include a five ring gas hob, electric oven, extractor fan and fridge/freezer. A utility room provides additional storage, sink and plumbing for a washing machine, a door leads out to the rear yard. To the first floor are four bedrooms, two of which are particularly generous in size and benefit from fitted wardrobes. The family bathroom comprises a free standing bath, hand basin and W.C. To the top floor are two bedrooms which have been opened up to create a dressing room which has a good range of fitted wardrobes, this could easily be reinstated back to two bedrooms. The shower room comprises a step in shower, hand basin and W.C. Externally to the rear is a generous size private yard with an electric roller style door. To the front is a well maintained garden.

Whitley Bay is a popular coastal town with a good selection of cafés and restaurants as well as the recently refurbished Dome at the Spanish City. There are good road and local transport links in to the city centre and to other coastal towns as well as highly regarded schools at all levels.

## Entrance Hallway

**Living Room**  
17'11" x 15'6"

**Dining Room**  
14'9" x 14'3"

**Kitchen**  
12'2" x 9'9"

**Utility Room**  
9'10" x 6'9"

**Bedroom**  
14'6" x 14'3"

**Bedroom**  
13'10" x 13'9"

**Bedroom**  
9'0" x 8'8"

**Bathroom**  
8'3" x 6'4"

**Bedroom**  
10'5" x 6'10"

**Bedroom**  
14'4" x 10'5"

**Dressing Room/Bedroom**  
11'11" x 9'9"

**Shower Room**  
5'11" x 5'9"

## Externally

To the rear is a generous size private yard with an electric roller style door. To the front is a well maintained garden.

