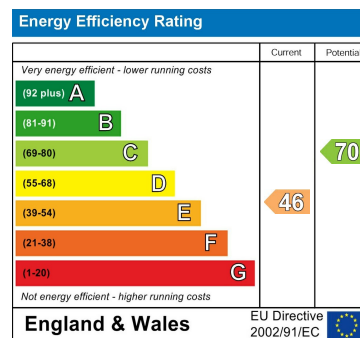




Victoria Avenue, Whitley Bay



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 £499,950

Description

VASTLY SPACIOUS & REFURBISHED FIVE BEDROOM END OF TERRACE HOME IN THE HEART OF WHITLEY BAY, WITHIN WALKING DISTANCE OF THE SEA FRONT

Brannen & Partners welcomes to the market this substantial five bedroom property over three floors, situated on a quiet pedestrianised street in the centre of Whitley Bay, a short walk from the sea front. Benefitting from an spacious open plan living room with separate dining space, breakfasting kitchen, utility room, downstairs WC, five good sized bedrooms, substantial family bathroom, contemporary shower room, private rear yard offering off street parking and large secluded garden to the front.

Briefly comprising: Glazed entrance vestibule provides access to under stairs storage and leads into a generous size hallway with stairs to the first floor and access to all principal rooms of the ground floor. The well presented living room has a large bay window with integrated seat, overlooking the front of the property and a focal glass fireplace. Double French doors open into the garden, whilst an opening between the rooms allows instant access into the dining room. Original floorboards and restored ceiling rose and coving offer period charm to the dining room. Equipped with space for a six seater dining table, plantation shutters provide a contemporary touch. Progressing down the hallway, the bright and ample kitchen diner offers an island layout, incorporating breakfast bar seating. The thoughtful yet contemporary design integrates solid wood worktops, a double oven, double induction hob, extractor, one and a half bowl sink with boiling water tap and space for an American style fridge freezer, as well as plenty of storage and under floor heating. The utility continues the kitchen's design, paired with under counter space for appliances and access to both the WC and rear yard.

Upon the first floor, the split level landing creates an open feel. To the top of the stairs, the substantial family bathroom is positioned, benefitting from free standing bath on a raised platform, separate walk in rainfall shower, W.C, vanity wash basin with storage beneath, under floor heating and two vertical radiators incorporating towel rails. To the main landing, there are two sizeable double bedrooms, the front of which benefits from a bay window. The first floor is complete with a single bedroom, ideal for a nursery, dressing space or home office. Up to the second floor, the further two bedrooms are positioned, the front of which offers fitted wardrobes, with the contemporary shower room to the centre of this level. Featuring a walk in rainfall shower with grid screen, integral WC, light up mirror, heated towel rail and bowl style hand basin with storage beneath, the shower room is finished with matte black fixtures.

Externally to the rear, is a large private yard with fitted car port for off street parking and converted outhouse, perfect for further storage. To the front, the home offers a generous and secluded garden complete with large paved patio, artificial lawn, decorative borders and secure fenced boundary, ideal for family life.

This property is ideally situated for local amenities, schools and transport links, as well as offering direct access to Whitley Bay sea front. Close to the recently rejuvenated Spanish City and promenade, the popular shopping area of Park View offers an array of local shops as well as a fantastic choice of restaurants, cafes and wine bars.

Porch

Hall

16'11" x 7'6"

Living Room

14'3" x 24'10"

Dining Room

13'7" x 16'11"

Kitchen

15'8" x 13'1"

Utility

7'10" x 9'4"

Downstairs WC

7'8" x 4'2"

Landing

15'2" x 7'5"

Bathroom

10'9" x 12'8"

Bedroom 2

13'4" x 15'7"

Bedroom 1

14'6" x 15'8"

Bedroom 3

10'7" x 8'4"

Landing

4'0" x 7'9"

Bedroom 4

13'5" x 9'3"

Shower Room

8'1" x 5'1"

Bedroom 5

14'10" x 23'11"

Rear Yard

Front Garden

Tenure

Freehold

