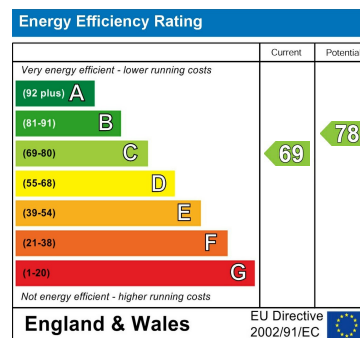




# Swinbourne Gardens, Whitley Bay



**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.

Asking Price £530,000



## Description

FANTASTIC OPPORTUNITY TO ACQUIRE THIS EXTENDED FOUR BEDROOM SEMI DETACHED PROPERTY SET OVER THREE FLOORS WITH A GARAGE SITUATED WITHIN THIS HIGHLY REGARDED AREA OF WHITLEY BAY

We are delighted to bring to the market this well proportioned four bedroom semi detached family home located close to the seafront and amenities in Whitley Bay. Boasting two reception rooms, versatile accommodation perfect for family living, two bathrooms and a private garden.

Briefly comprising: Entrance porch to a welcoming hallway with a storage cupboard and stairs to the first floor. Overlooking the front of the property is the living room which has a large bay window, feature fireplace with a gas fire and built in alcove shelving and storage. The second reception room has double doors leading out to the rear garden, bi-folding doors give the option to open up to the kitchen/breakfast room which is perfect for family living and entertaining friends. This extended space has a vaulted ceiling with Velux windows and French doors allowing plenty of light to fill the room. There are a good range of fitted wall and base units which includes a five ring gas hob, electric oven and an extractor fan. A pantry provides additional storage and plumbing for a tumble dryer. To the first floor is a bright and airy landing with a large window. There are three bedrooms on this floor, two of which are generous sized doubles. The family bathroom comprises a bath, shower over, hand basin, W.C. and heated towel rail. To the top floor landing are two further cupboards, one is a large walk in offering plenty of storage. There is an attractive double bedroom on this floor as well as a shower room with hand basin, W.C. and heated towel rail.

Externally to the rear is a private garden featuring two patio areas, lawn, colourful planting and side access to the front of the property where there is driveway parking. A detached single garage is situated close by.

Whitley Bay is a popular coastal town with highly regarded schools at all levels including being within catchment for Coquet Park First School. There are excellent transport links including the Metro as well as excellent road links in to Newcastle City centre. The property is within easy reach of the seafront and Whitley Bay centre with its array of many shops, cafes and restaurants.

### Entrance Porch

### Hallway

### Living Room

13'9" x 13'9"

### Dining/Reception Room

13'5" x 12'4"

### Kitchen/Breakfast Room

21'5" x 9'9"

### Bedroom

14'2" x 12'7"

### Bedroom

13'7" x 12'6"

### Bedroom

9'2" x 7'11"

### Bathroom

9'2" x 6'7"

### Bedroom

18'2" x 11'4"

### Shower Room

7'10" x 6'7"

### Externally

Externally to the rear is a private garden featuring two patio areas, lawn, colourful planting and side access to the front of the property where there is driveway parking.

### Tenure

Freehold

