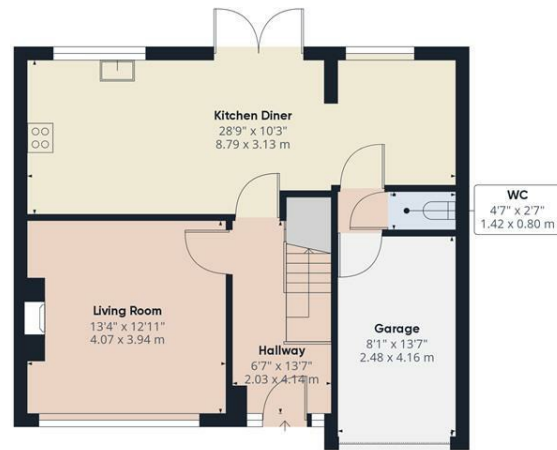
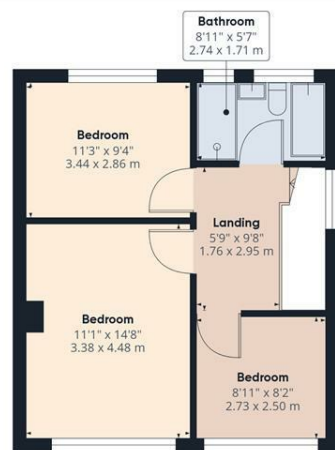




# Woodburn Square, Whitley Bay



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1148.91 ft<sup>2</sup>  
106.74 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(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 £399,950



## Description

FULLY REFURBISHED THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED WITHIN A HIGHLY SOUGHT AFTER CUL DE SAC, CLOSE TO EXCELLENT SCHOOLS

Brannen and Partners are delighted to welcome to the market this refurbished three bedroom semi-detached property, benefitting from good sized accommodation, secluded west facing rear garden with direct access to the Wagonways, and driveway parking with garage.

Briefly comprising: Entrance hallway with stairs to the first floor, and access to all principal rooms of the ground floor. The bright and inviting living space houses a substantial picture window, overlooking the front of the property. Neutral in design and furnished with a feature log burner, the living room provides the ideal space to unwind.

To the rear is a spacious kitchen/diner, spanning the width of the home, with double doors opening out to a patio area, within the west facing garden. Benefitting from a good range of wall and base units, the kitchen also provides integral appliances of an eye level microwave, dishwasher, extractor hood, designated space for a range cooker and American style fridge freezer, as well as access to the garage and WC. Through an archway, the dining space opens up into a converted snug area, creating an ideal second reception room.

To the first floor, the bright and open landing allows access to the three good size bedrooms, two of which are doubles, and family bathroom. The third bedroom offers a versatile space. Currently utilised as a home office, the space could be easily adapted into a dressing room, nursery or guest bedroom. Completing this ideal home, the sizeable family bathroom is partially tiled and benefits from under floor heating, accompanied by a walk in double rainfall shower, separate integral bath, WC, wall mounted basin and heated towel rail.

Externally to the rear, is a secluded, west facing garden with gate access directly onto the Wagonways footpath. Furnished with decorative patio, raised lawn and wild flower bed, the position of the garden is uninterrupted, allowing sun to pass through into the evening. To the front is a well maintained lawn, driveway parking and a garage, benefitting from a brand new roof.

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 other coastal towns, as well as highly regarded schools at all levels.

### Hallway

6'7" x 13'6"

### Living Room

13'4" x 12'11"

### Kitchen Diner

28'10" x 10'3"

### WC

4'7" x 2'7"

### Landing

5'9" x 9'8"

### Bathroom

8'11" x 5'7"

### Bedroom Two

11'3" x 9'4"

### Bedroom One

11'1" x 14'8"

### Bedroom Three

8'11" x 8'2"

### Garage

8'1" x 13'7"

### Rear Garden

### Tenure

Freehold

