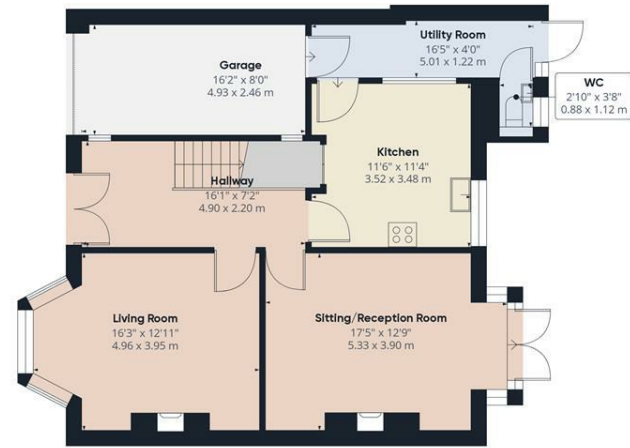




The Links, Whitley Bay



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1403.92 ft²
130.43 m²

(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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	60	
(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 £625,000

Description

SUPERBLY SITUATED AND BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY WITH DIRECT SEA VIEWS IN WHITLEY BAY

Brannen and Partners are delighted to welcome to the market this beautifully presented three bedroom semi-detached property, benefitting from stunning sea views, good sized accommodation, secluded West facing rear garden and driveway parking with garage.

Briefly comprising: Welcoming entrance hallway with stairs to the first floor, original panelling and access to all principal rooms of the ground floor. The bright and inviting living space houses a substantial bay window offering direct sea views and overlooking the front of the property. Neutral in design and furnished with a gas fire, the living room provides the ideal space to unwind. There is a second reception room positioned to the rear, warmed by the feature log burner and interior design, the space also benefits from access to the garden through double French doors.

Adjacent to this room is the light and spacious kitchen/diner which has a good range of wall and base units, an integral sink, dishwasher, extractor hood, designated space for a cooker and pantry cupboard, as well as access to the utility room. Through the original stained glass door is the convenient utility room benefitting from worktop, under counter space and fittings for appliances, whilst providing access to the garage, W.C. and rear garden.

To the first floor, the bright and open landing is complete with arched window with made to measure plantation shutters. The landing allows access to the three good size bedrooms, two of which are doubles and family bathroom. To the front of the home sit the first and third bedrooms. The principal bedroom features an ample bay window providing panoramic sea views, perfect for watching the sun rise. The third bedroom offers a versatile space, currently utilised as a dressing space with fitted wardrobes, this space could be easily adapted into a home office, nursery or guest bedroom. To the rear, the second bedroom is a considerable size and incorporates fitted wardrobes for storage. Completing this ideal home the sizeable family bathroom is partially tiled, accompanied with double door shower cubicle, free standing roll top bath, W.C., wash basin and Victorian towel rail.

Externally to the rear is a secluded West facing garden furnished with raised decking, well maintained lawn and mature shrubs. The position of the garden is uninterrupted, allowing sun to pass through into the evening. To the front is another well maintained lawn, driveway parking and a garage for storage.

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 into the city centre and other coastal towns, as well as highly regarded schools at all levels.

Hallway

Living Room
16'3" x 12'11"

Dining Room

Kitchen
11'6" x 11'5"

Utility Room
16'5" x 4'0"

WC
2'10" x 3'8"

Landing

Bathroom
8'7" x 7'8"

Bedroom One
16'2" x 12'4"

Bedroom Two
15'0"n x 12'3"

Bedroom Three
9'1" x 6'0"

Garage
16'3" x 7'8"

Rear Garden

Tenure
Freehold

