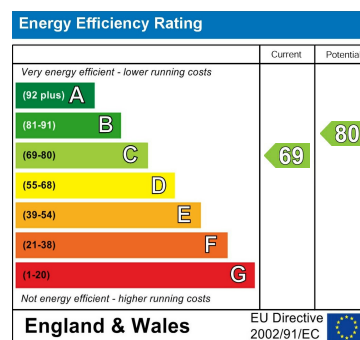




Coquet Avenue, Whitley Bay



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 £360,000

Description

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN WHITLEY BAY, ONLY MINUTES FROM THE SEAFRONT

Brannen and Partners are delighted to welcome to the market this three bedroom semi detached property situated in Whitley Bay, within a couple of minutes walk from the seafront. Offering two reception rooms, three good sized bedrooms and converted loft space, the minimal design of this home creates the ultimate potential.

Briefly comprising: Entrance vestibule leads directly into the airy reception hallway, housing an integral cloakroom and WC, as well as access to both reception rooms and stairs to the first floor.

Initially, the spacious living room is generously proportioned, with a bay window overlooking the front of the property and a feature fireplace housing a gas fire. Wood effect flooring with under floor heating connects the two reception spaces, with the archway in between creating a flow of natural light throughout. The dining space also benefits from a wood burning stove, as well as access to the kitchen and rear garden via French doors.

Moving into the kitchen, contemporary in design, the space offers various fitted wall and base units alongside solid wood worktops. Integrated appliances include; hob, oven, extractor, one and a half bowl sink and wine rack, with additional designated space for an American style fridge freezer and access to the sunny conservatory overlooking the secluded rear garden.

To the first floor, the central landing connects to the three bedrooms, two of which are generously sized doubles and the ample family bathroom. Furnished with an integral bath, separate walk in shower, WC, heated towel rail, under floor heating and vanity wash basin with storage beneath, the modern bathroom is complete Travertine tiling throughout. Further to the traditional configuration of the home, the property offers converted loft space, accessed by a staircase from the first floor landing. A real asset, the space benefits from Velux windows, wood effect flooring and a connected shower room with walk in shower, WC, under floor heating and vanity wash basin with storage beneath.

Externally to the rear, this ideal home boasts a considerable South facing garden. Equipped with tiered decking areas, patio borders and Nomow artificial lawn to the centre, the secluded rear garden hosts the sun throughout the day. Complete with a secure fenced boundary and side access to the front of the home's patio area, the space is fully fit for purpose.

This property is ideally located close to local shops, cafes and restaurants. The property is a few minutes walk from Marine Park First School, as well as Whitley Bay seafront. The local transport links are also easily accessible, with both Monkseaton and Whitley Bay Metro stations within walking distance, as well as access to major road links into the city centre and other coastal towns nearby.

Hallway
13'11" x 6'5"

WC
5'10" x 2'7"

Living Room
14'1" x 13'4"

Dining Room
14'1" x 11'4"

Kitchen
14'5" x 8'3"

Conservatory
11'1" x 9'10"

First Floor Landing
10'0" x 3'1"

Bedroom One
14'4" x 12'4"

Bedroom Two
14'4" x 12'4"

Bedroom Three
9'10" x 7'7"

Bathroom
8'4" x 7'6"

Second Floor Landing
3'0" x 3'11"

Loft Space
16'3" x 11'1"

Shower Room
7'3" x 7'0"

Rear Garden

Tenure
Freehold

