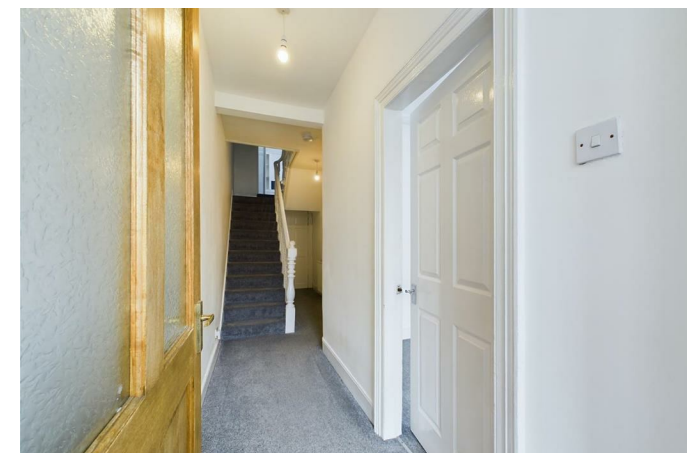
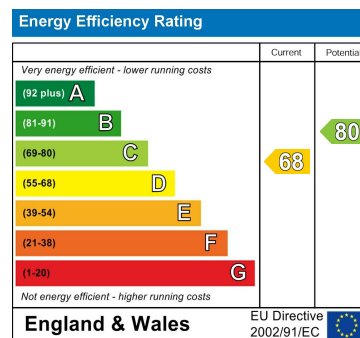




# Devonshire Terrace, Whitley Bay



### 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.

Price Guide £345,000



## Description

WELL PRESENTED FIVE BEDROOM MID TERRACED FAMILY HOME, SITUATED UPON A QUIET PEDESTRIANISED STREET IN WHITLEY BAY

Brannen and Partners are delighted to welcome to the market this five bedroom mid terraced property situated in Whitley Bay, within walking distance of the seafront. Offering two reception rooms, five good sized bedrooms positioned over two floors. Kitchen, utility room and two bathrooms, the minimal design of this home creates ultimate potential.

Briefly comprising: Lengthy entrance hallway incorporating under stair storage and provides access to all principal rooms of the ground floor as well as 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 an electric fire. Mirroring the same design the dining room sits to the rear acting as an ideal versatile second reception space.

Moving into the kitchen, contemporary in design, the space offers various fitted wall and base units alongside charcoal grey worktops. Integrated appliances include; gas hob, eye level oven, extractor hood and sink, with additional designated space for further appliances and access to the convenient utility room. Housing the boiler and access to the rear yard the utility room offers ample space to be utilised for additional storage.

To the first floor the split level landing has further integral storage, connects to the first three bedrooms, two of which are generously sized doubles, and the ample family bathroom. Furnished with a bath, separate shower cubicle, WC and pedestal wash basin, the spacious bathroom is finished with partial wall tiling and brass fittings.

To the second floor the central landing with skylight connects to the two further bedrooms, storage room and second bathroom. Both bedrooms benefit from Velux windows and storage space into the eaves. Whilst the bathroom presents an integral bath with shower overhead, pedestal wash basin and WC, complete with Velux window.

Externally to the rear, this ideal home offers a private yard with garage door access to the rear lane, doubling up as optional off street parking. To the front a good sized garden with artificial lawn, patio borders and secure fenced boundary provides a secluded low maintenance space to be enjoyed all year round.

This property is ideally located close to local shops, cafes and restaurants. It is minutes walk from Rockcliffe First School, as well as Whitley Bay seafront. The local transport links are also easily accessible. Whitley Bay Metro station is within walking distance, as well as access to major road links into the city centre and other coastal towns are positioned nearby.

### Hallway

22'6" x 6'1"

### Living Room

14'0" x 12'5"

### Dining Room

12'11" x 9'11"

### Kitchen

10'2" x 8'6"

### Utility Room

10'9" x 6'3"

### First Floor Landing

11'5" x 3'6"

### Bathroom

11'5" x 8'10"

### Bedroom One

12'10" x 10'1"

### Bedroom Two

14'1" x 8'0"

### Bedroom Three

10'10" x 8'2"

### Second Floor Landing

6'0" x 2'3"

### Bedroom Four

11'2" x 8'10"

### Bedroom Five

9'7" x 8'9"

### Second Floor Bathroom

6'9" x 7'0"

### Rear Yard

### Front Garden

### Tenure

Freehold

