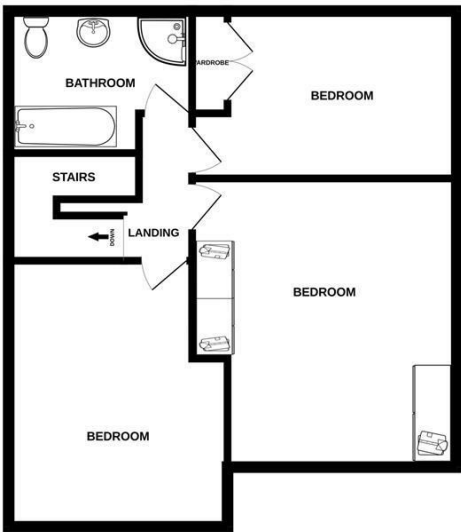
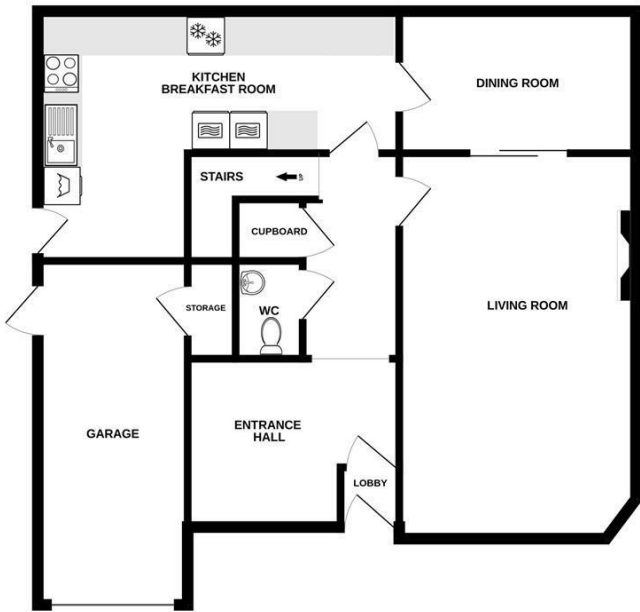




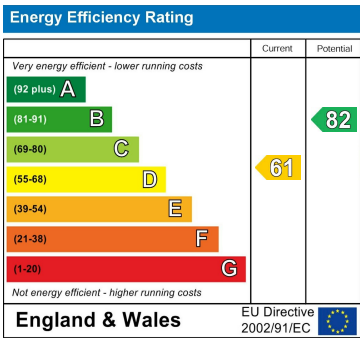
Linton Road, Whitley Bay

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 £385,000

Description

EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED ON A CORNER PLOT WITHIN THIS SOUGHT AFTER RESIDENTIAL AREA IN WHITLEY BAY OFFERED WITH NO UPPER CHAIN

Brannen & Partners are delighted to bring to the market this well proportioned and beautifully presented three bedroom semi detached property in Whitley Bay. Offering two reception rooms, well equipped kitchen/breakfast room, private gardens to the front, side and rear and driveway parking with a garage.

Briefly comprising: Entrance vestibule to a spacious hallway which the current owners utilise as a work space. The extended living room is generous in size with a large window to the front and a feature fireplace housing a gas fire, double doors lead to the dining room. The well equipped kitchen/breakfast room has an extensive range of good quality fitted units and Silestone worktops. Integrated appliances include an induction hob, microwave, oven and dishwasher, a door opens out to the private rear garden. A separate W.C. is accessed from the hallway.

To the first floor are three good sized bedrooms, the main bedroom is particularly generous in size and benefits from fitted wardrobes. The family bathroom comprises a Villeroy & Boch suite with bath, separate step in shower, hand basin and W.C.

Externally there are well maintained gardens to the front, side and rear which are all lawned with mature planting and shrubs. To the front is driveway parking and a garage.

Entrance Vestibule

Hallway

Living Room
20'7" x 12'4"

Dining Room
12'4" x 7'6"

Kitchen/Breakfast Room
20'1" x 13'1"

W.C.

Bedroom
15'3" x 13'10"

Bedroom
14'6" x 11'7"

Bedroom
13'10" x 8'9"

Bathroom
9'5" x 7'7"

Externally

Externally there are well maintained gardens to the front, side and rear which are all lawned with mature planting and shrubs. To the front is driveway parking and a garage.

Tenure
Freehold

