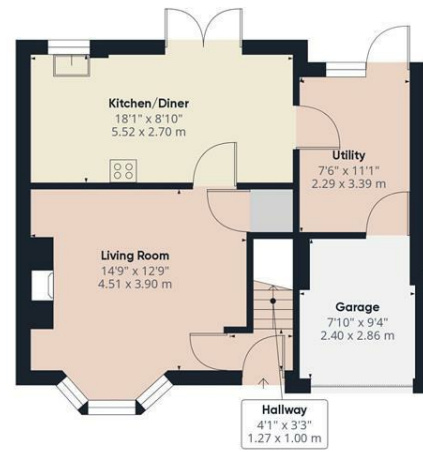




Greenhaugh Road, Whitley Bay



Ground Floor



Floor 1

Approximate total area⁽¹⁾
885.33 ft²
82.25 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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B	73	
(69-80)	C		
(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 £260,000

Description

BEAUTIFULLY PRESENTED AND SPACIOUS TWO BEDROOM SEMI-DETACHED HOME, SITUATED IN SOUGHT AFTER AREA OF WELLFIELD

Brannen & Partners welcome to the market this beautifully presented two bedroom semi-detached home, situated in Wellfield. Benefitting from an ample reception room, upgraded kitchen diner, convenient utility space, two good sized bedrooms and substantial bathroom, complete with considerable rear garden, driveway parking and access to the garage, to the front. Finished to a high standard with stylish décor throughout, the property must be viewed to be appreciated.

Briefly comprising: Welcoming entrance hallway with stairs to the first floor, and access to the living space. The bright and inviting living room houses an original bay window to the front, an integral under stair cupboard and door leading into the kitchen diner. Well sized, the room's earth toned décor and feature fireplace create a warm feel.

Situated to the rear of the home, the upgraded kitchen diner offers a contemporary design of bold navy with contrasting gold fixtures. Benefitting from several fitted wall, drawer and base units, as well as an integral sink, extractor hood, dishwasher, breakfast bar with stool seating and designated space for further appliances, the space is complete with double French door access to the garden and a door leading into the utility room. Beyond the kitchen diner, the utility continues the solid wood worktops, alongside ample cupboard space, plumbing and fittings for a washing machine and access to both the garden and garage.

To the first floor are two double bedrooms, of which the primary houses fitted wardrobes aside an integral storage cupboard. Completing the first floor, the refurbished family bathroom is substantial in size. Furnished with wood effect flooring, paired with sage green décor and white tiled splash backs, the space is finished with a W.C, walk in rainfall shower, separate bath, and vanity wash basin with storage beneath.

Externally to the rear, is a considerable private garden with lawn, mature shrubs and fenced boundary. To the front is a double driveway, with access to the garage, complete with graveled area and walled boundary.

Situated within a highly regarded and mature residential area of Wellfield with convenience of access to local amenities including shops, schools and transport links into the City of Newcastle.

Hallway
4'1" x 3'3"

Living Room
14'9" x 12'9"

Kitchen Diner
18'1" x 8'10"

Utility Room
7'6" x 11'1"

Garage
7'10" x 9'4"

Landing
3'4" x 2'11"

Bedroom One
14'10" x 9'4"

Bedroom Two
8'11" x 8'5'8"

Bathroom
8'9" x 12'2"

Rear Garden

Tenure
Freehold

