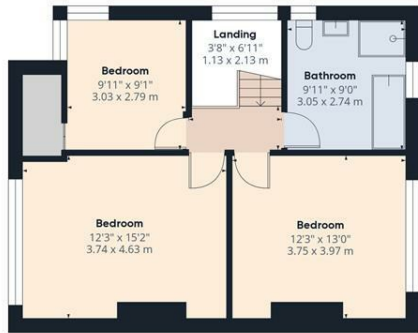




St Mary Avenue, Whitley Bay



Ground Floor



Floor 1

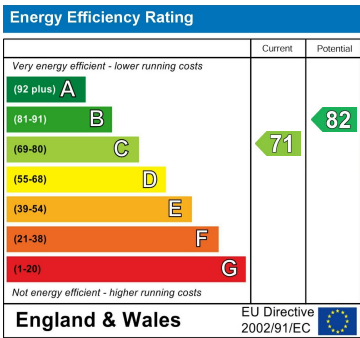
Approximate total area⁽¹⁾
1489.94 ft²
138.42 m²

(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



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 £550,000

Description

SUBSTANTIAL THREE BEDROOM SEMI DETACHED FAMILY HOME, NESTLED WITHIN THE HEART OF WHITLEY LODGE, SITUATED A STONE'S THROW FROM THE SEA FRONT, SHOPS AND EXCELLENT SCHOOLING

Beautifully appointed three bedroom semi detached family home, situated within this sought after area of Whitley Lodge. Offering generous sized accommodation set over two floors, boasting original period features such as stunning stained glass windows, fireplaces and covings. Must be seen to appreciate everything this wonderful home has to offer.

Briefly comprising: Entrance vestibule to an impressive spacious hallway with stairs to the first floor, original wall panelling and a convenient WC. Overlooking the front of the home is the living room, bursting with period charm, the ample space features a stunning picture window and feature fireplace with a log burning stove. Progressing into the rear of the property, the second reception room mirrors the design of the living room, with the addition of access to the rear garden via French doors and housing a further log burning stove.

Moving into the sizeable kitchen diner, well equipped with a good range of wall, base and drawer units, the space is fitted with a sink, extractor, double eye level oven and designated space for appliances. Complete with access to both the rear garden and integral garage, the ample space can accommodate a six seater dining table.

Upon the first floor is a bright and airy landing, presenting a stained glass window offering plenty of natural light and access to all rooms. There are three generous sized bedrooms on this floor, the third of which benefits from an integral storage cupboard.

Completing this ideal home, the spacious family bathroom is equipped with a fitted bath, separate walk in shower, pedestal hand basin and WC.

Externally to the rear is a considerably sized and well maintained rear garden, which offers an initial patio, to take full advantage of the sun throughout the day to early evening. Finished with mature shrub borders, maintained lawn and shed, the garden is a private and peaceful space to unwind. To the front is a block paved double driveway and access to the garage.

Whitley Bay is a popular coastal town with highly regarded schools at all levels including being within catchment for Whitley Lodge First School, Valley Gardens Middle School and Whitley Bay High School. There are excellent transport links including the Metro as well as excellent road links in to Newcastle City centre. The property is within easy reach of the seafront and Whitley Bay centre with its array of many shops, cafes and restaurants.

Entrance Vestibule
9'0" x 2'7"

Hallway
10'2" x 16'3"

Living Room
11'10" x 15'3"

Dining Room
12'0" x 16'11"

Kitchen
18'0" x 11'9"

WC
5'5" x 3'2"

Landing
3'8" x 6'11"

Bedroom One
12'3" x 15'2"

Bedroom Two
12'3" x 13'0"

Bedroom Three
9'11" x 9'1"

Bathroom
10'0" x 8'11"

Garage
7'7" x 17'1"

Rear Garden

Tenure
Freehold

