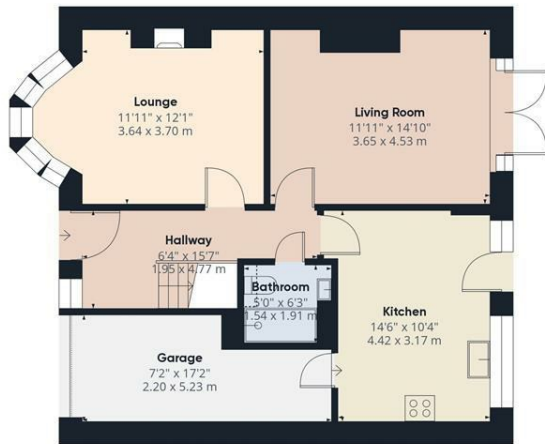
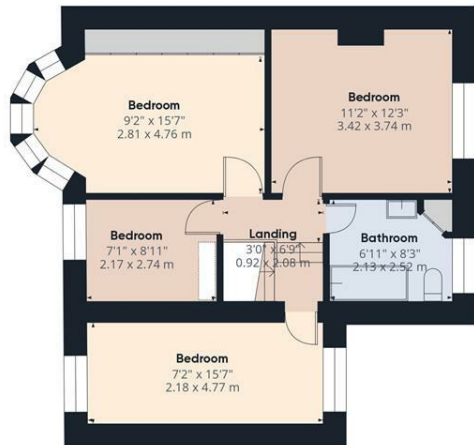




Amble Avenue, Whitley Bay



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1286.28 ft<sup>2</sup>  
119.5 m<sup>2</sup>  
  
Reduced headroom  
2.31 ft<sup>2</sup>  
0.21 m<sup>2</sup>

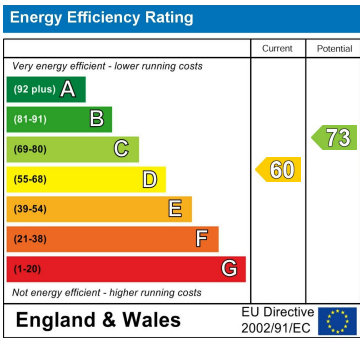
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

Offers Over £450,000



Description

WELL PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME WITH A SOUTH FACING GARDEN SITUATED WITHIN THIS HIGHLY SOUGHT AFTER AREA IN WHITLEY BAY

Brannen & Partners are delighted to welcome to the market this spacious four bedroom semi detached property which is conveniently located close to amenities in Whitley Bay and Cullercoats. Boasting two reception rooms, two bathrooms, south facing garden and driveway parking with a garage.

Briefly comprising: Entrance to a welcoming hallway giving access to all rooms and stairs lead to the first floor. To the front is an attractive living room featuring a bay window and fireplace housing an electric fire, this room is currently being utilised as a ground floor bedroom. Overlooking the rear garden is a bright and airy second reception room, there is a fireplace with electric fire and double doors opening out to a decked patio. The kitchen/breakfast room has a good range of fitted units which includes a newly installed induction hob, integrated double oven, extractor fan, dishwasher and fridge/freezer. There is access out to the rear garden as well as a door to the garage where there is plumbing for a washing machine and tumble dryer. A newly installed shower room is accessed from the hallway with walk in shower, wash hand basin and WC.

To the first floor are four good sized bedrooms, two of which benefit from fitted wardrobes providing additional storage. The family bathroom comprises a bath with shower over, hand basin, W.C. and heated towel rail.

Externally to the rear is a private south facing garden with a decked seating area as well as a patio, lawn, timber summer house and mature planting. To the front is a low maintenance garden, driveway parking and garage.

Whitley Bay is a popular coastal town with highly regarded schools at all levels. There are excellent transport links including the Metro as well as excellent road links in to the city centre. The property is within easy reach of Whitley Bay centre with its array of shops, cafes and restaurants as well as Marden Quarry Park nature reserve.

Entrance Hallway

Living Room  
12'1" x 11'11"

Reception Room  
14'10" x 11'11"

Kitchen/Breakfast Room  
14'6" x 10'4"

Shower Room  
6'3" x 5'0"

Bedroom One  
15'7" x 9'2"

Bedroom Two  
40'4" x 36'8"

Bedroom Three  
8'11" x 7'1"

Bedroom Four  
15'7" x 7'1"

Bathroom  
8'3" x 6'11"

Externally  
To the rear is a private south facing garden with a decked seating area as well as a patio, lawn, timber summer house and mature planting. To the front is a low maintenance garden, driveway parking and garage.

Tenure  
Freehold

