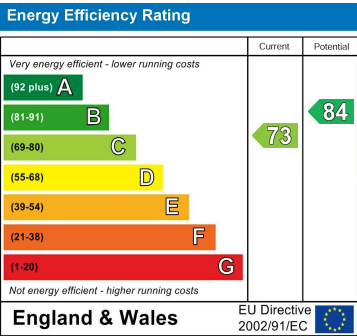




Woodburn Drive, Whitley Bay



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.

Offers Over £440,000

Description

BRIGHT AND SPACIOUS FIVE BEDROOM SEMI-DETACHED PROPERTY POSITIONED UPON A HIGHLY SOUGHT AFTER ESTATE, CLOSE TO EXCELLENT SCHOOLS - AVAILABLE WITH NO UPPER CHAIN

Brannen and Partners are delighted to welcome to the market this bright and spacious five bedroom semi-detached property, benefitting from good sized accommodation, enclosed front and rear gardens and driveway parking with garage.

Briefly comprising: Practical entrance hallway presents stairs to the first floor and access to all principal rooms of the ground floor, incorporating integral storage. The bright and inviting living space houses a substantial picture bay window overlooking the front of the property.

To the rear is a spacious open plan kitchen/diner spanning the width of the home and housing access to the garage, garden and hallway. Benefitting from a good range of wall, base and drawer units framed with wood effect worktops, the kitchen also provides integral appliances of an extractor hood, oven, hob, dishwasher and sink. Configured to house a six seater dining table, the open plan design creates a social family space, complete with an integral pantry cupboard and sliding door out to the rear garden.

To the first floor, the functional landing houses an integral storage cupboard and allows access to the four good size bedrooms, three of which are doubles, as well as the family bathroom. Situated to the rear of the property, the sizeable family bathroom is fully tiled, accompanied by an integral bath with shower overhead, WC, pedestal wash basin and heated towel rail.

Converted by the current owner, this property also benefits from a fifth bedroom and landing area to the loft space, fully accessible via stairs from the first floor landing. The space opens up to the top of the stairs, and carries on into the fifth bedroom, currently utilised as a guest area.

Externally to the rear, is a large enclosed garden with gate access to the side. Furnished with an initial patio, ample lawn and raised decking area to the rear, the garden is framed with a secure fenced boundary. To the front is a small lawn, aside driveway parking and a garage.

Whitley Bay is a popular coastal town with a good selection of cafés and restaurants, as well as the recently refurbished Dome at the Spanish City. There are good road and local transport links in to the city centre and other coastal towns, as well as highly regarded schools at all levels.

Entrance Hallway
6'8" x 11'8"

Living Room
13'3" x 12'10"

Kitchen Diner
20'4" x 10'4"

Landing
5'3" x 9'4"

Bedroom One
10'11" x 14'3"

Bedroom Two
11'3" x 9'2"

Bedroom Three
9'0" x 8'2"

Bedroom Four
9'7" x 24'2"

Bathroom
8'7" x 5'5"

Loft Landing
8'7" x 16'7"

Bedroom Five
10'4" x 16'8"

Garage
10'0" x 24'9"

Front & Rear Gardens

Tenure
Freehold

