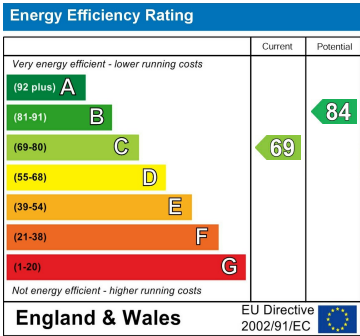




Tynedale Ave, Whitley Bay



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 £575,000

Description

SUBSTANTIAL FOUR BEDROOM SEMI DETACHED PERIOD HOME
IDEALLY SITUATED WITHIN A HIGHLY SOUGHT AFTER AREA IN
WHITLEY BAY

Brannen & Partners welcome to the market this substantial four bedroom semi detached property, ideally situated within the heart of Whitley Bay. Boasting spacious accommodation and period touches throughout, the home benefits from four well sized bedrooms, two expansive reception rooms, ample kitchen diner, convenient utility cupboard, sizeable bathroom and downstairs WC, complete with sunny westerly facing rear garden and paved front garden providing off street parking.

Briefly comprising: Practical entrance vestibule presenting monochrome Victorian tiling and period arched doorway leads directly into the spacious hallway, and houses a convenient WC. Complete with integral utility cupboard, the inviting hallway provides access to all principal rooms of the ground floor, as well as stairs to the first floor. The property is filled with period features such as stained glass and hatched windows, ceiling corning and picture rails.

Positioned to the front of the property, the ample living space is filled with natural light, due to the large bay window, overlooking the greenery of the front garden. Furnished with a stone fireplace with electric fire, period ceiling corning and rose, the space is charming.

Moving into the rear of the home, the expansive drawing room mirrors the design of the first reception space, with the addition of fitted shelving to the alcoves and a large picture window overlooking the rear garden, incorporating a door for access.

Sitting adjacent, the sizeable kitchen is uniquely shaped creating a wider layout, and is furnished with plantation shutters to the two windows and door to the rear garden. Presenting a variety of solid wood wall and base units, the kitchen itself houses an integral extractor hood, Belfast sink and separate compact vegetable sink, in addition to under counter space for further appliances.

Upon the first floor, the four well sized bedrooms and family bathroom are accessible via the open landing. Both first and second bedrooms house fitted wardrobes. Completing this ideal home, the bathroom has been thoughtfully designed. Furnished with an integral WC, bath, separate walk in rainfall shower, heated towel rail, and vanity wash basin with storage beneath, the bathroom also incorporates an airing cupboard.

Externally to the rear, a well sized westerly facing garden, offers the perfect outdoor space to unwind. Secluded in position and bursting with colour, the garden presents artificial lawn surrounded by blooming mature shrubs and a paved pathway, which gives access to the detached garage and side lane. The garage itself is generous in size and provides access to the side lane, but could also be repurposed as a home office or gym. Situated to the front of the home, the area is fully paved for low maintenance and off street parking.

Situated only a few minute's walk from the seafront, the property's location is highly desirable. 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 the sea front and Whitley Bay centre with its array of shops, cafes and restaurants.

Entrance Vestibule
4'0" x 4'5"

Hallway
15'0" x 6'6"

WC
4'0" x 4'11"

Utility Cupboard
5'3" x 3'8"

Living Room
17'10" x 12'9"

Dining Room
17'6" x 12'8"

Kitchen
17'8" x 12'7"

Landing
15'5" x 3'6"

Bedroom One
14'10" x 10'9"

Bedroom Two
13'0" x 12'8"

Bedroom Three
9'4" x 10'7"

Bedroom Four
7'5" x 10'0"

Bathroom
8'0" x 9'2"

Detached Garage
8'11" x 17'1"

Front & Rear Gardens

Tenure
Freehold

