



North Parade, Whitley Bay



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(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.



Price Guide £450,000

Description

SUBSTANTIAL SIX BEDROOM TERRACED PROPERTY SET OVER THREE FLOORS OFFERING SEA VIEWS, POSITIONED WITHIN THE HEART OF WHITLEY BAY - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this impressive six bedroom period property situated close to the seafront and town centre in Whitley Bay. Boasting generous sized accommodation set over three floors, period features including high ceilings and decorative coving, private rear yard and front garden boasting sea views.

Briefly comprising: Welcoming entrance vestibule leading to a generous sized hallway, giving access to all principal rooms of the ground floor, downstairs WC and stairs to the first floor.

To the right hand side, the substantial connecting reception spaces create a channel of natural light due to the dual aspect. Positioned to the front, the living room is a bright and airy space with a large bay window offering open views of the sea to the left. Whilst to the rear, the dining room is similarly sized, continuing the exposed floorboards and accessed via an open archway.

Progressing into the rear of the home, the ample kitchen diner presents cream fitted wall and base units with solid wood worktops, integrated appliances include a gas hob, electric oven, floating extractor hood, dishwasher and fridge freezer. Double French doors provide access out to the rear yard, whilst a further door leads to a practical utility room providing additional storage and plumbing for a washing machine.

Upon the first floor, a split level landing leads to the first three double bedrooms and shower room, with the primary bedroom being particularly generous in size and offering a large bay window giving views towards the seafront. The shower room is equipped with a walk in shower, pedestal wash basin, W.C. and heated towel rail.

Up to the second floor, another split landing leads to three further bedrooms, storage room and bathroom, with the bedroom to the front offering further sea views. The family bathroom is furnished with a bath with shower overhead, pedestal wash basin, W.C. and heated towel rail, in addition to integral storage.

Externally to the rear is a pleasant private yard, incorporating an integral outbuilding and access to the rear lane. To the front, a lawned garden is positioned perfectly with a southerly aspect to enjoy the sun and open views of the sea.

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 to other coastal towns as well as highly regarded schools at all levels.

Entrance Vestibule
4'9" x 4'9"

Hallway
24'11" x 6'4"

Living Room
14'0" x 14'7"

Dining Room
16'7" x 12'11"

WC
5'3" x 2'6"

Kitchen Diner
20'8" x 11'3"

Utility Room
4'5" x 5'9"

First Floor Landing
17'0" x 12'9"

Bedroom One
14'3" x 19'11"

Bedroom Two
18'0" x 11'3"

Bedroom Three
9'10" x 11'10"

Bathroom
4'1" x 13'1"

Second Floor Landing
7'0" x 3'6"

Bedroom Four
14'11" x 11'8"

Bedroom Five
14'3" x 12'8"

Bedroom Six
10'4" x 10'4"

Second Floor Bathroom
7'5" x 8'3"

Front Garden & Rear Yard

Tenure
Freehold

