



Trewitt Road, 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 £295,000

Description

WELL PROPORTIONED THREE BEDROOM TERRACED PROPERTY SITUATED ON A PEDESTRIANISED STREET WITHIN THE CENTRE OF WHITLEY BAY

Brannen & Partners welcome to the market this three bedroom property which is conveniently located within the centre of Whitley Bay only minutes from the Metro Station. Benefitting from two reception rooms, good sized accommodation and a private yard.

Briefly comprising: Entrance vestibule leading to the hallway which gives access to all ground floor rooms and stairs to the first floor. Overlooking the front of the property is the generous sized living room which features a large box bay window, decorative coving and a fireplace housing an electric fire. To the rear is the dining room providing another spacious area, leading to the kitchen which has fitted units and includes an integrated fridge/freezer, extractor fan, space for a freestanding oven and plumbing for a washing machine. A door opens out to the rear yard.

To the first floor are three bedrooms and bathroom. Two of the bedrooms are good sized doubles and both benefit from built in storage. The bathroom comprises a bath, shower over, hand basin and W.C.

Externally to the rear is a private yard providing a pleasant seating area including raised planters with mature planting. To the front is a low maintenance town garden.

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

Hallway

Living Room
15'8" x 14'4"

Dining Room
14'6" x 12'10"

Kitchen
8'9" x 6'6"

Bedroom One
13'2" x 11'3"

Bedroom Two
13'3" x 11'3"

Bedroom Three
9'9" x 6'3"

Bathroom
6'2" x 5'6"

Externally

Externally to the rear is a private yard providing a pleasant seating area including raised planters with mature planting. To the front is a low maintenance town garden.

Tenure

Freehold

