



Warkworth Avenue Whitley Bay

A highly sought after, Victorian, period terrace home, presented over three floors, circa 1900. Superbly located on this wonderful, pedestrianised street with gorgeous porcelain external brick. Just a short walk to the vibrant town centre, Metro, popular local schools and most local amenities. Beautifully presented throughout with an impressive hallway, lounge with fabulous, period, cast iron fireplace and open fire, feature storage and shelving into alcoves. The dining kitchen is stylish and contemporary with space for eating and family dining, the kitchen units are high gloss and benefit from integrated appliances, Inglenook and Range cooker, (negotiable), separate utility room with access out to the garden area. There are three bedrooms to the first floor, luxurious re-fitted bathroom with separate shower cubicle. Large double bedroom to the top floor. Wonderful, private front garden area and enclosed rear patio garden. Many original features, a truly beautiful family home. On-street permit parking

£370,000

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Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: cornice to ceiling, half glazed door to:

ENTRANCE HALLWAY: wood flooring, original, turned staircase to the first floor, half height feature panelling, feature corbels, three pillar radiator, under-stair cupboard, door to:



LOUNGE: (front): 16'3 x 15'4, (4.95m x 4.67m), with measurements into feature double glazed bay window and alcoves, the alcoves with feature shelving and storage, stunning, cast iron fireplace with open fire, wood floor, two three pillar radiators, cornice and ceiling rose



DINING KITCHEN: (rear): 13'7 x 11'9, (4.5m x 3.58m), fabulous, family dining kitchen incorporating a range of high gloss, stylish, base, wall and drawer units, contrasting worktops, Inglenook and recess housing Range cooker, (negotiable), integrated fridge and freezer, cooker hood, dishwasher, single drainer sink unit with mixer taps, double glazed window, tiled splashbacks, cornice to ceiling, double glazed window, radiator, ceiling rose



UTILITY ROOM: (rear): 10'2 x 9'2, (3.10m x 2.79m), high gloss, stylish base wall and drawer units, co-ordinating worktops, plumbed for automatic washing machine, recently fitted combination boiler, double glazed window, and double glazed door out to the garden area, tiled splashbacks, wood effect flooring

FIRST FLOOR LANDING AREA: staircase up to the second floor, recessed storage, door to:

BATHROOM: (rear half landing): 7'3 x 7'0, (2.21m x 2.13m), a luxurious, re-fitted family bathroom, comprising of, curved bath with wall mounted mixer taps and retractable shower spray, separate shower cubicle with chrome shower and forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, chrome radiator, tiled floor, fully tiled walls, extractor, double glazed window, chrome ladder radiator, double glazed window

BEDROOM ONE: (front): 13'8 x 12'4, (4.17m x 3.76m), with measurements into alcoves, radiator, two double glazed windows, picture rail and cornice to ceiling

BEDROOM TWO: (rear): 13'8 x 12'3, (4.17m x 3.73m), into alcoves, radiator, double glazed window

BEDROOM FOUR: (front): 9'10 x 5.7, (2.99m x 1.7m), radiator, double glazed window

SECOND FLOOR: door into:

BEDROOM THREE: (front): 15'2 x 11'0, (4.62m x 3.35m), maximum measurements, some restricted head room, radiator, double glazed window, recessed storage

EXTERNALLY: Gorgeous front garden with paving, walled and gated. The rear garden is paved with gated access out to the lane

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On-street permit parking, £25 per year for additional

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

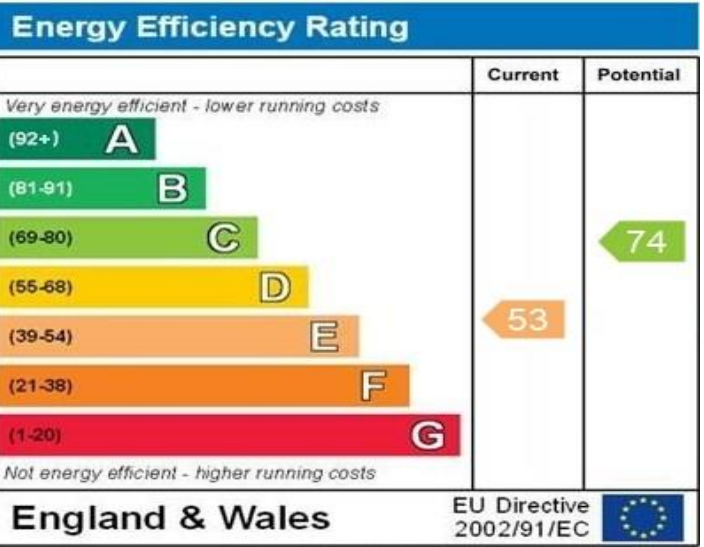
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: E

WB2645.AI.AI.17/08/24.V.1





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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