



Linden Terrace | Whitley Bay | NE26 2AA

£595,000

There is an immediate sense of quality throughout this beautifully presented six-bedroom period house, where generous proportions, original architectural features and carefully considered contemporary upgrades combine to create a home of genuine character. High ceilings, exposed floorboards and elegant period detailing remain beautifully intact, while the flowing layout has been thoughtfully adapted for modern day living and entertaining. The property enjoys elegant reception rooms with high ceilings and period detailing, a superb open-plan living, dining and kitchen space centred around a multi-fuel stove with corner bi-fold doors opening onto the landscaped rear garden, a bespoke kitchen featuring quartz worktops, triple Smart ovens and larder storage, utility room and ground floor shower room. The upper floors provide six generous bedrooms, including a stunning principal bedroom, a luxurious contemporary shower room with twin basins and walk-in rainfall shower, together with a versatile top floor ideal for guest accommodation, home working or hobbies. Externally there is a mature front garden together with a landscaped rear courtyard featuring extensive decking beneath a pergola and secure off-street parking accessed via a roller garage door.

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For any more information regarding the property please contact us today

HALLWAY: Front entrance door, bamboo flooring, staircase to the first floor, decorative coving, radiator, door to:

LIVING ROOM: 14'01" x 15'06" (4.29m x 4.72m) plus bay. Double glazed bay window to the front, bamboo flooring, radiator, decorative ceiling rose and coving, feature fireplace with wood burning stove, door to:

OPEN PLAN LIVING / DINING ROOM: 13'07" x 24'05" (4.14m x 7.44m) Double glazed corner bifold doors, feature fireplace with multi-fuel stove, bamboo flooring, radiator, decorative ceiling rose and coving, generous dining and seating areas, open to:

KITCHEN: 19'08" x 10'09" (5.99m x 3.28m) An impressive bespoke kitchen fitted with a comprehensive range of wall and base units incorporating quartz work surfaces, inset sink unit, feature island, integrated appliances, triple Smart oven, larder cupboards, space for American style fridge freezer, bamboo flooring, radiator, open aspect into the living/dining area, door to:

UTILITY ROOM: 5'11" x 5'11" (1.80m x 1.80m) Fitted worktop, plumbing for washing machine, space for tumble dryer, double glazed window, double glazed door to the rear garden, door to:

GROUND FLOOR SHOWER ROOM / WC: 5'02" x 4'08" (1.57m x 1.42m) Corner shower enclosure, vanity wash hand basin, low level W.C., radiator, tiled floor.

EXTERNALLY: To the front is an enclosed mature garden with planted borders and pathway leading to the entrance.

To the rear is an attractive landscaped courtyard garden designed for entertaining, incorporating a large timber decked seating area beneath a pergola, additional seating areas, mature planting, and direct access from the bi-fold doors. Beyond the garden is off-street parking accessed via a roller garage door, providing secure parking within the rear courtyard.

LANDING: Staircase to the second floor, wood flooring, door to:

BEDROOM ONE: 14'04" x 13'00" (4.37m x 3.96m) Double glazed window, radiator, wood flooring, decorative ceiling rose and coving.

BEDROOM TWO: 13'08" x 13'08" (4.17m x 4.17m) Double glazed window, radiator, wood flooring, decorative ceiling rose and coving.

BEDROOM THREE: 11'02" x 10'03" (3.40m x 3.12m) Double glazed window, radiator, wood flooring.

SHOWER ROOM: 7'00" x 9'07" (2.13m x 2.92m) A beautifully appointed contemporary bathroom featuring a large walk-in rainfall shower enclosure with black framed glazing, twin countertop wash hand basins set upon a bespoke vanity unit with marble effect work surface, low level W.C., feature pink tiled splashbacks, radiator, tiled floor, double glazed windows.

BEDROOM FOUR: 11'01" x 6'10" (3.38m x 2.08m) Double glazed window, radiator, wood flooring, fitted open wardrobe storage. Currently utilised as a dressing room.

LANDING: Skylight window, wood flooring, door to:

BEDROOM FIVE: 11'08" x 19'02" (3.56m x 5.84m) Dormer with double glazed windows, exposed beams, radiator, wood flooring, radiator.

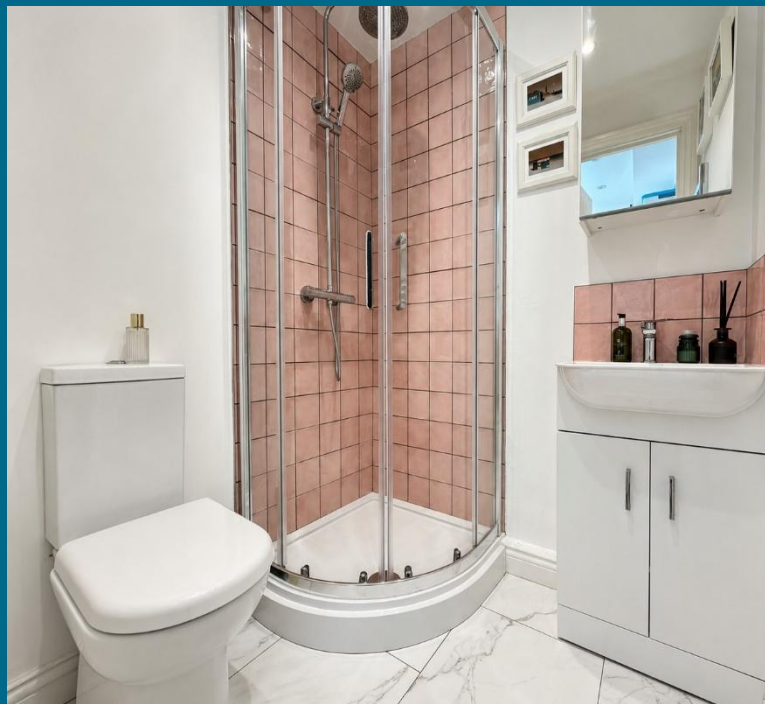
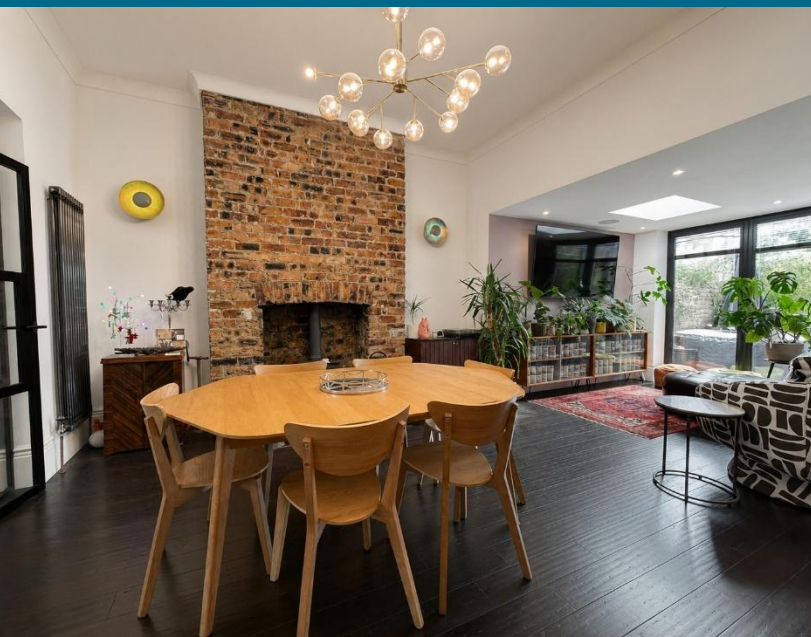
BEDROOM SIX: 12'08" x 10'04" (3.86m x 3.15m) Velux roof window, exposed beams, radiator, wood flooring.

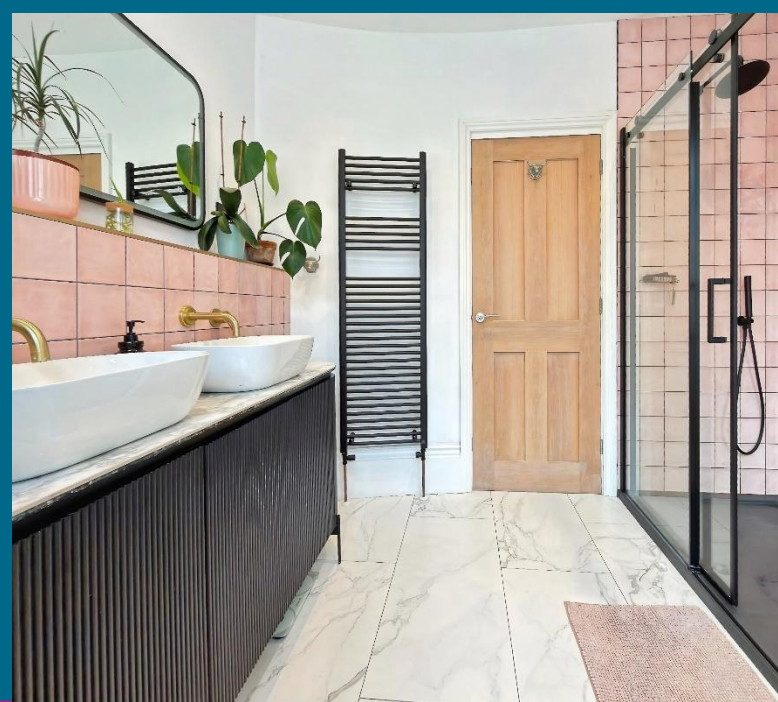
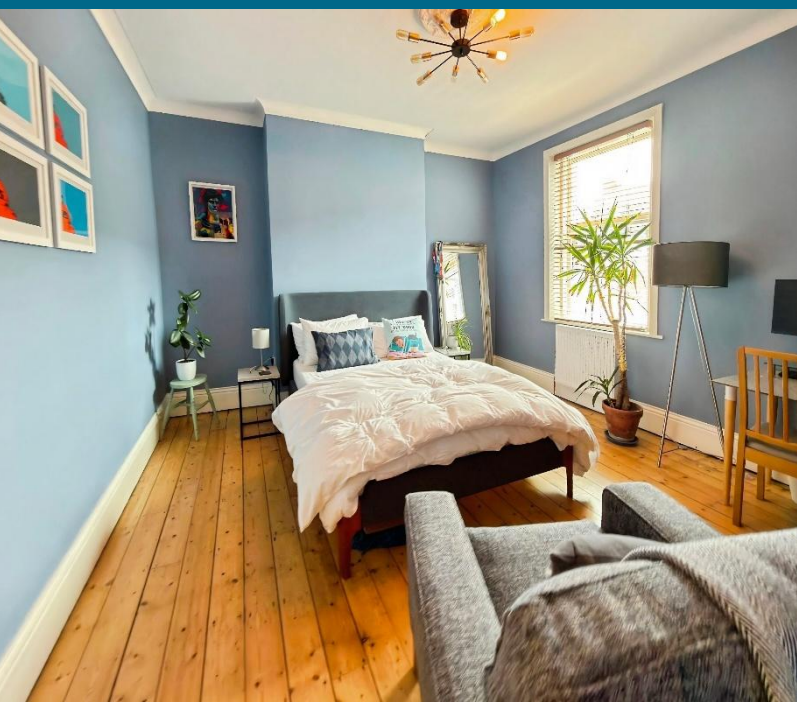
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

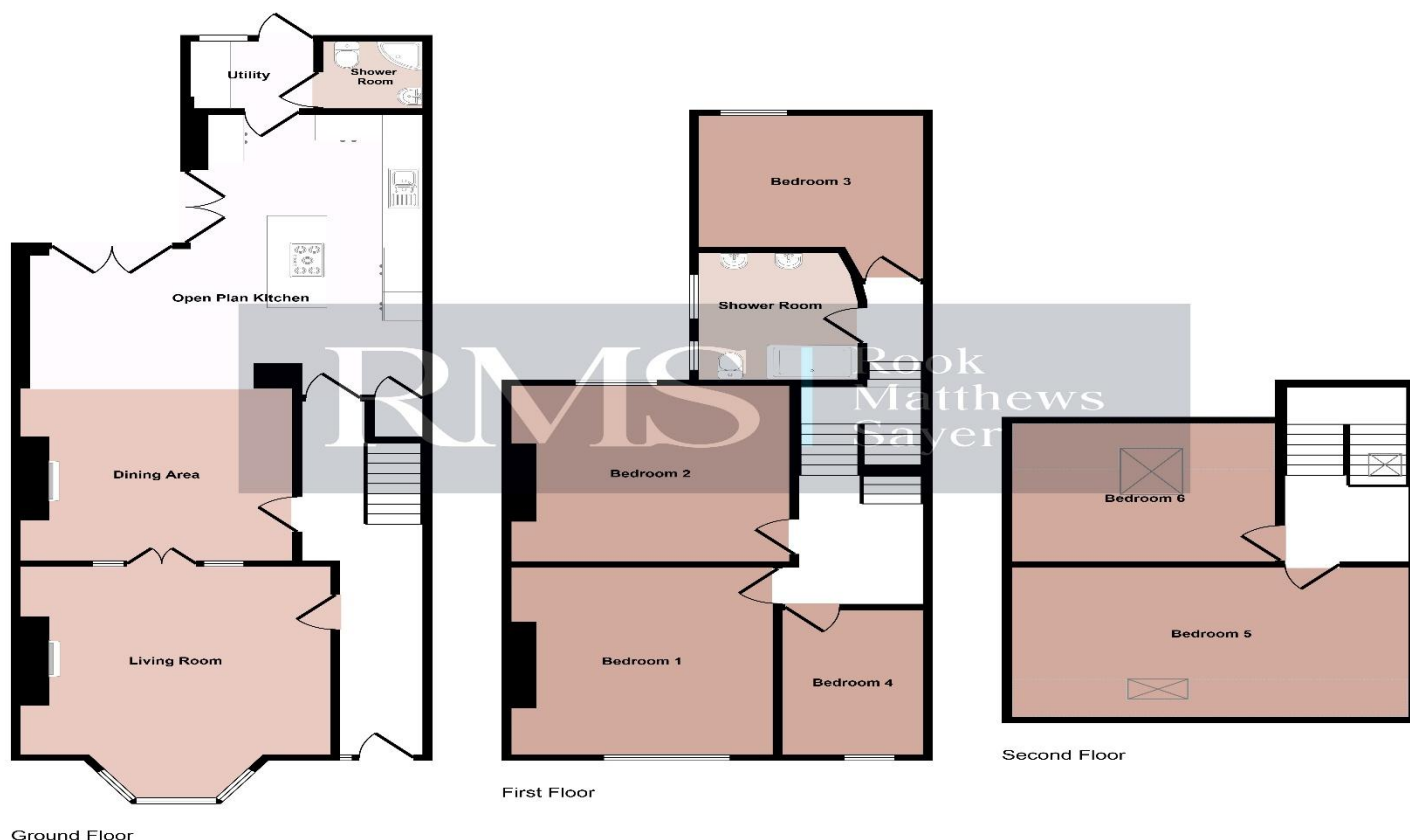
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Ground Floor

First Floor

Second Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Secure Off-Street Parking

MINING

The Northeast region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: C

EPC RATING: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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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