



Whitley Road | Whitley Bay | NE26 3PH

£475,000

With a wonderful location in the heart of the award winning, vibrant Whitley Bay town centre this gorgeous period terrace also enjoys close proximity to the beach, Metro, fabulous schools and most amenities. Presented over three delightful floors, showcasing many original features, space, light and versatility, we just know you will absolutely love what it has to offer. Stunning entrance vestibule and hallway with original turned staircase, delft rack and wood flooring. The front lounge has a feature bay window with gorgeous, original shutters, attractive fireplace and gas, living flame fire, superb rear lounge with marble, original fireplace, cast iron fireplace and patio doors out to the rear town garden.

Excellent size family dining kitchen with a stylish and contemporary range of units, integrated appliances and patio doors out to the town garden. Split level first floor landing with a luxurious, Victorian style family bathroom with separate shower cubicle and freestanding bath, four large bedrooms, one with en-suite shower room. There is a further cloaks/w.c. to the second floor half landing area, two further double bedrooms and stylish additional shower room on the second floor. Large private town garden with re-laid resin patio, double electric garage door for off street parking, large Victorian style front town garden.

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Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: intricate cornice and plasterwork, original door through to:

ENTRANCE HALLWAY: an impressive and spacious hallway with original, turned staircase up to the first floor, delft rack, wood floor, radiator, door to:

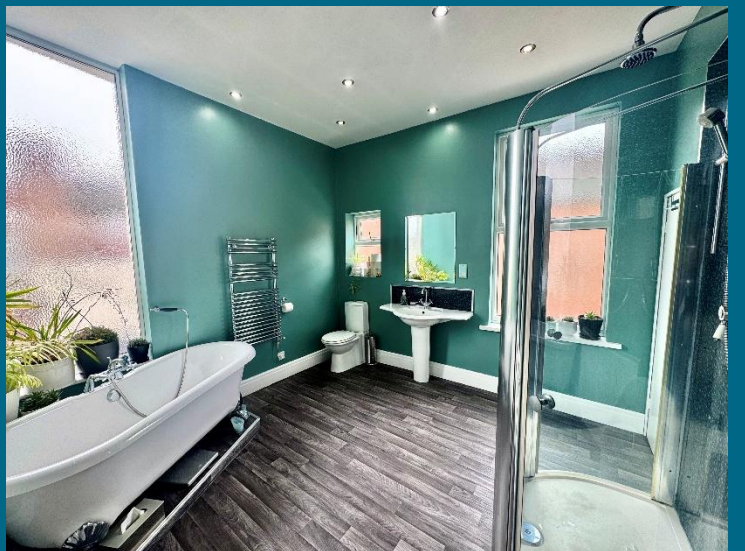
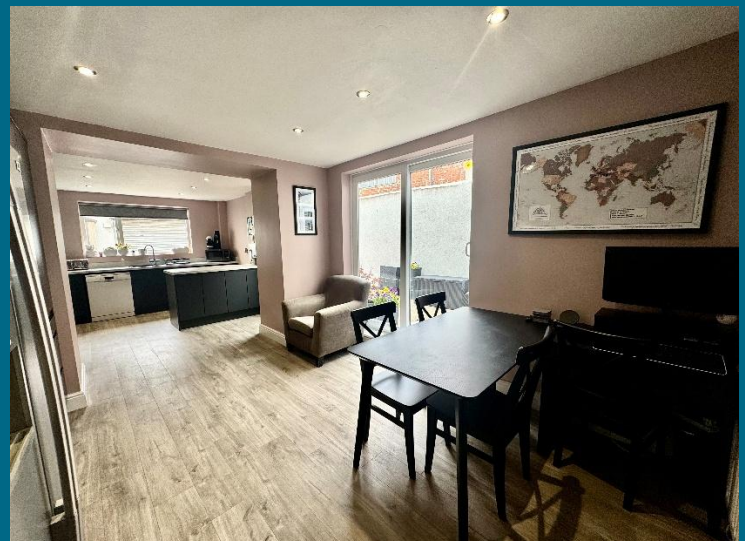
LOUNGE: (front): 17'6 x 17'1, (5.33m x 5.21), with measurements into alcoves and feature double glazed bay window with original shutters, cornice to ceiling, picture rail, wood floor, attractive feature fireplace, gas coal effect fire, wall lights, radiator

REAR SITTING ROOM: 15'3 x 13'8, (4.65m x 4.17m), into alcoves, gorgeous rear sitting room with double glazed patio doors out to the rear town garden, fabulous, marble, original fireplace, cast iron fire with tiled inset and hearth, cornice to ceiling, radiator, wood floor

DINING KITCHEN: DINING AREA: 12'3 x 9'3, (3.73m x 2.82m), radiator, wood effect laminate flooring, double glazed patio doors out to the garden, through to the kitchen with measurements of: 14'0 x 11'2, (4.27m x 3.40m), a stunning, stylish and contemporary range of base, wall and drawer units, contrasting worktops, one and a half bowl sink unit with mixer taps, integrated eye level electric oven, hob, cooker hood, space for American fridge freezer, spotlights to ceiling, double glazed window and door out to the town garden, plumbed for automatic washing machine, breakfast bar, plumbed for dishwasher, radiator, wood effect laminate flooring

HALF LANDING AREA: turned staircase up to the first floor, radiator, door and steps up to:

FAMILY BATHROOM: 11'0 x 10'7, (3.35m x 3.22m), a luxurious, Victorian style family bathroom, showcasing, freestanding bath with mixer taps and 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 ladder radiator, three double glazed windows, additional radiator, storage cupboard with loft access, shelving and combination boiler, spotlights to ceiling



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BEDROOM FOUR: (side): 10'5 x 7'4, (3.18m x 2.24m), radiator, double glazed window

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

BEDROOM TWO: (rear): 14'5 x 12'6, (4.39m x 3.78m), fitted wardrobes, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: shower cubicle, electric shower, pedestal washbasin, low level w.c with push button cistern, panelled shower area, tiled floor, extractor, shaving point

BEDROOM ONE: (front): 14'4 x 13'9, (4.45m x 4.19m), double glazed window, wall lights, radiator

BEDROOM THREE: (front): 10'7 x 6'9, (3.22m x 2.06m), radiator, double glazed window

SECOND FLOOR HALF LANDING AREA: stairs up to the second floor landing, door to:

CLOAKS/W.C.: low level w.c. with push button cistern

SECOND FLOOR LANDING AREA: Loft access, storage cupboard, door to:

SHOWER ROOM: 9'5 x 6'9, (2.87m x 2.05m), contemporary shower room, comprising of, shower cubicle, electric shower, pedestal washbasin, large Velux window, storage into eaves, radiator, panelling to shower area

BEDROOM FIVE: 12'6 x 9'2, (3.81m x 2.79m), plus depth of double glazed dormer window, radiator, laminate flooring

BEDROOM SIX: (front): 14'9 x 12'6, (4.50m x 3.81m), measurements into double glazed dormer window, laminate flooring, additional storage into eaves, radiator

EXTERNALLY: large, private rear town garden with resin drive, double electric roller door for off street parking. Enclosed front garden area with block paving, borders, fence, wall and gated access

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage & Parking permit £25 per annum

MINING

The North East 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

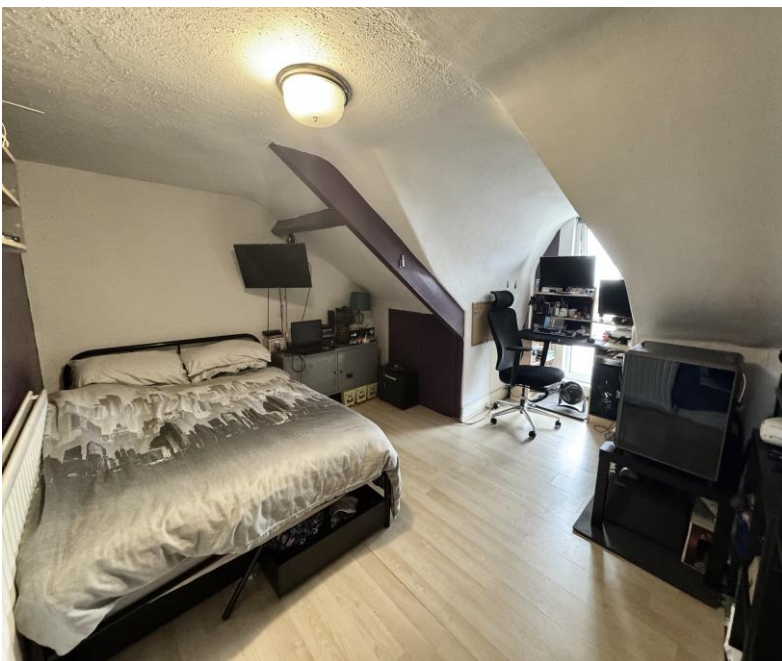
Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

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.

COUNCIL TAX BAND: C

EPC RATING: D

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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 mis-statement. Icons of items such as bedroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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