FOR SALE

32 CLAREMONT ROAD, WHITLEY BAY NE26 3TW
£345,000



3 BEDROOM HOUSE - MID TERRACE

- THREE BEDROOM MID TERRACE HOUSE
- IMMACULATELY PRESENTED
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO OPEN PLAN RECEPTION ROOMS
- CONTEMPORARY KITCHEN DINER
- BATHROOM & SEPARATE WC
- BEAUTIFUL REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOMS
25'11 x 15'5

KITCHEN DINER
17'8 x 8'10

MAIN LANDING

BEDROOM ONE
12'8 x 12'2

BEDROOM TWO
12'9 x 12'3

BEDROOM THREE
8'8 x 6'7

BATHROOM
8'11 x 6

SEPARATE WC

REAR GARDEN

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Situated in the highly sought-after residential area of North Whitley Bay, this beautiful and characterful mid-terrace home offers an exceptional combination of generous proportions, period charm, contemporary style and an enviable location. Immaculately presented throughout, the property is ready to move straight into and is sure to appeal to a wide range of buyers.

Whitley Bay is a highly popular coastal location, renowned for its beautiful beach and promenade, vibrant town centre, excellent selection of shops, cafés and restaurants, and convenient transport links. North Whitley Bay is particularly well placed for enjoying all the area has to offer, with the coast and local amenities within easy reach.

The welcoming vestibule opens into an entrance hallway with stairs to the first floor. There are two impressive, light and spacious open-plan reception rooms, both featuring beautiful period fireplaces which provide a wonderful focal point and showcase the character of the property. The rear reception room has contemporary French doors opening onto the garden.

The stylish kitchen diner provides excellent space for everyday living and entertaining, with a good range of contrasting units, wood worktops, integrated oven, induction hob, chimney hood, dishwasher and tumble dryer. There is space for a fridge freezer, a useful built-in pantry and doors leading to the rear garden.

To the first floor are three light and stylish bedrooms, with one benefiting from a built-in cupboard. A contemporary bathroom features an L-shaped bath with shower over and vanity wash basin, complemented by a separate WC.

Externally, the beautiful rear garden is a real highlight, featuring a decked patio, raised flower beds and lawn, with gates providing access to the rear lane.

A truly special home combining fantastic location, generous living space, exceptional presentation and an abundance of character features, offered with the considerable benefit of no upper chain.

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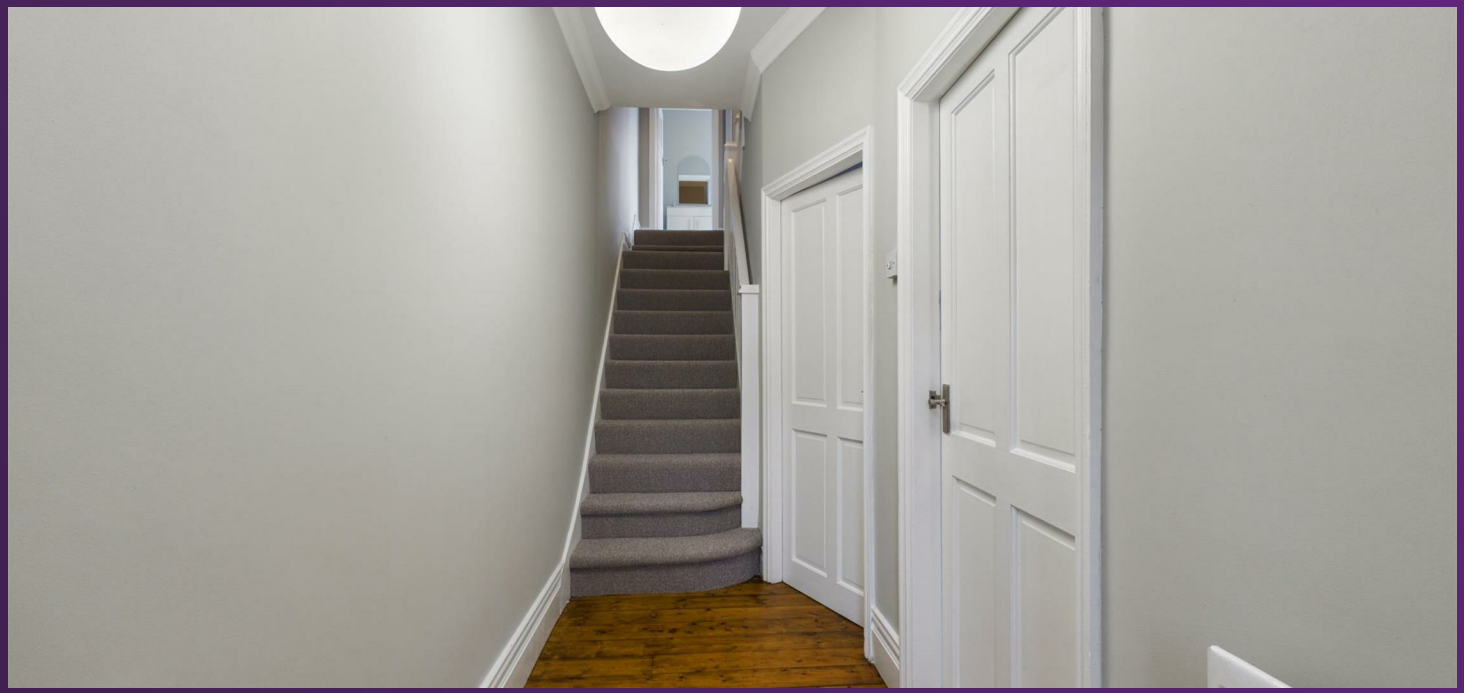





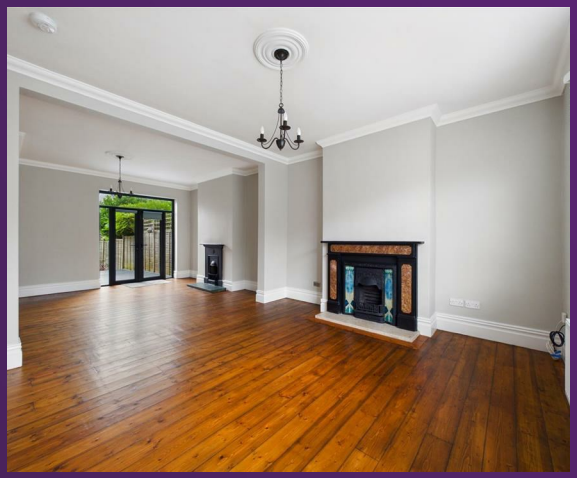

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FLOORPLAN

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Approximate total area(1)

1186 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY

THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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