



36 Bristol Street

New Hartley, Whitley Bay NE25 0RJ

- Stunning Mid Terraced House
- Open Plan to Ground Floor
- Modern Bathroom with freestanding Bath
- Courtyard to Rear
- Must Be Viewed
- Beautifully Presented Throughout
- Two Well Proportioned Bedrooms
- Two Additional Loft Rooms
- Detached Garden Room/Study etc
- Popular Location

Offers Over £218,000





MUST BE VIEWED, this stunning mid-terraced house on Bristol Street which has been fully renovated to an exceptional standard. This property is a true gem, perfect for first-time buyers and families alike, and must be viewed internally to truly appreciate its beauty and functionality.

Spanning over three floors, the ground floor boasts a delightful open-plan layout that seamlessly connects the beautifully presented living room to an immaculate dining kitchen. The kitchen is a chef's dream, featuring an excellent range of wall and floor units, luxurious quartz worktops, a breakfast bar, and integrated appliances including a hob, oven, and dishwasher. This space is perfect for entertaining or enjoying family meals. Opening to another lovely light and airy Reception Room with contemporary inset fire with french doors opening to rear courtyard.

The first floor is home to two well-proportioned bedrooms, Completing this floor is a modern, contemporary modern bathroom with free standing bath that has been designed with both style and practicality in mind.

The second floor there are 2 versatile loft rooms which could be used for a variety of uses.

Additionally, the property offers a versatile multipurpose room accessible from the rear courtyard. This space can be tailored to your needs, whether as a study, gym, or hobby room, providing further flexibility to suit your lifestyle.

The rear courtyard is a lovely outdoor space, ideal for enjoying the fresh air or hosting gatherings. With no expense spared in the renovation, this home combines traditional charm with modern conveniences, making it a must-see for anyone looking to settle in this desirable area. Don't miss the opportunity to make this exquisite property your new home.

Entrance Hallway

Living Room

13'7 x 11'1

Dining Kitchen

16'11 x 9'11

Reception Room

15'9 x 8'9

First Floor Landing

Bedroom One

13'7 x 11'1

Bedroom Two

10'8 x 10'1

Bathroom/w.c.

10'0 x 5'4

Second Floor

Loft Area One

Loft Area Two

Externally

Detached Multipurpose Room

Disclaimer

DISCLAIMER: ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

The mention of any appliances and/or services within these does not imply that they are in full and efficient working order. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.

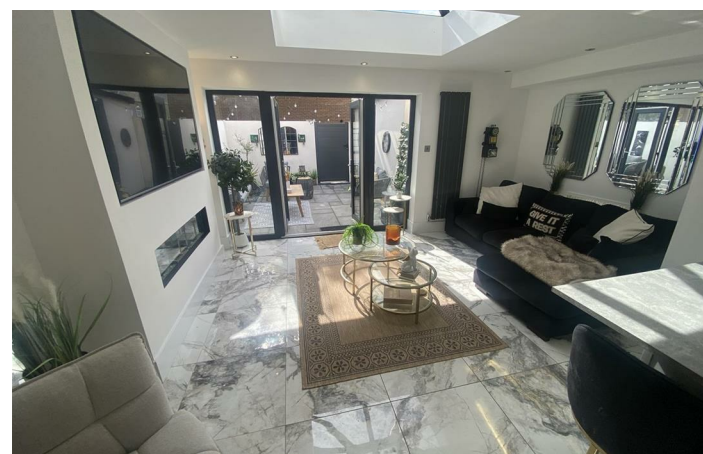
OFFICE HOURS:

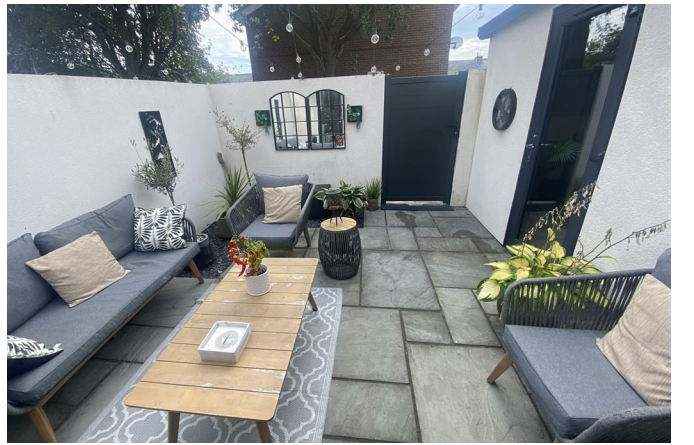
Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email sd@mlestates.co.uk

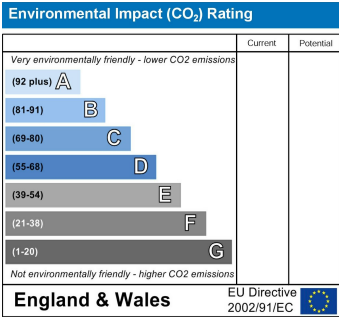
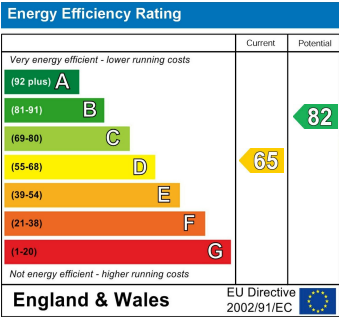
VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT







Local Authority Northumberland County Council
Council Tax Band A
EPC Rating D
Tenure Freehold



ML Estates Sales Office

27 Avenue Road, Seaton Delaval, Tyne
And Wear, NE25 0DT

Contact

0191 237 60 60
sd@mlestates.co.uk
www.mlestates.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.