



Canberra Avenue | Whitley Bay | NE25 9DD

£310,000

A well-balanced home with a full width driveway, generous room sizes and a superb dining kitchen. The ground floor opens into a welcoming hallway, leading through to a bright bay-fronted lounge with feature fireplace, while to the rear the property has been opened up to create a genuinely impressive dining kitchen. Fitted with a range of units, central island and ample space for both dining and day-to-day living, this is a room designed to be used and enjoyed, with direct access out to the rear yard. Upstairs, the property continues to offer well-proportioned accommodation, with three bedrooms including a spacious principal bedroom with fitted wardrobes, alongside a generous bathroom featuring both a corner bath and separate shower. Externally, the property is equally practical, with a block paved driveway to the front providing off-street parking, while to the rear there is a private, low maintenance yard with access to a detached garage, offering valuable storage or secure parking.

RMS | Rook
Matthews
Sayer



Three Bedroom House

Popular and Well-connected Residential Location

Full Width Block Paved Driveway Providing Off-street Parking

Principal Bedroom with Fitted Wardrobes

Bay-fronted Lounge with Feature Fireplace

Bathroom with Corner Bath and Separate Shower

Impressive Dining Kitchen with Central Island

Detached Garage

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Front entrance door, double glazed window, stairway to first floor, radiator, wood flooring, door to:

LIVING ROOM 12'8" x 15'1" (3.86m x 4.59m) Into bay and alcoves: Double glazed bay window, radiator, feature fireplace with electric fire, wood flooring, decorative coving.

DINING KITCHEN 18'8" x 13'8" (5.69m x 4.17m): Double glazed windows, fitted base, wall and drawer units, basin with mixer tap, space for range cooker with gas hob, dishwasher, washing machine space, breakfasting island, under stairs cupboard, radiator, tiled floor, door to rear yard.

LANDING: Access to all first, floor accommodation.

BEDROOM ONE: 12'1" x 9'0" (3.68m x 2.74m) Plus fitted wardrobes: Double glazed bay window, fitted wardrobes, radiator.

BEDROOM TWO 10'8" x 13'5" (3.25m x 4.09m): Double glazed window, radiator.

BEDROOM THREE 7'4" x 8'7" (2.24m x 2.62m): Double glazed window, radiator.

BATHROOM 7'8" x 7'6" (2.34m x 2.29m): Corner bath, separate shower, wash basin, W.C, double glazed window, radiator.

EXTERNALLY: To the front, the property benefits from a full width block paved driveway, providing ample off-street parking. To the rear, there is a private, low maintenance yard with patio and decorative stone areas, alongside useful outbuildings offering additional storage.

GARAGE 11'5" x 18'4" (3.48m x 5.59m): A useful detached garage providing additional storage or potential workshop space.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

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

COUNCIL TAX BAND: C

EPC RATING: C

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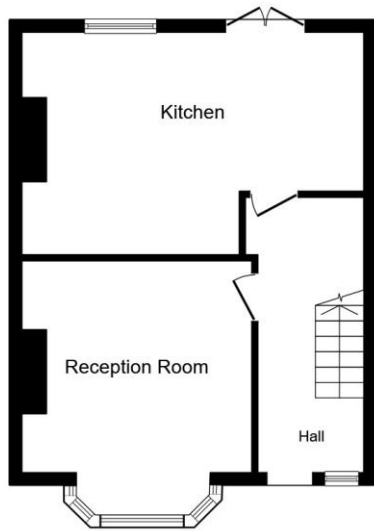
Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity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

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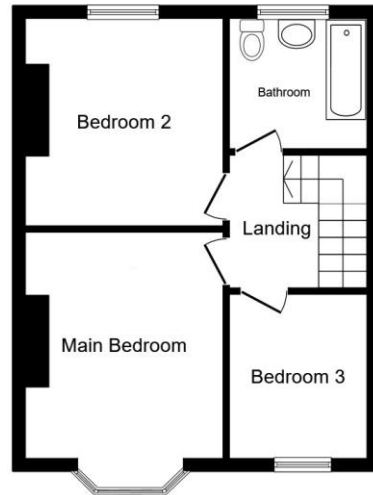




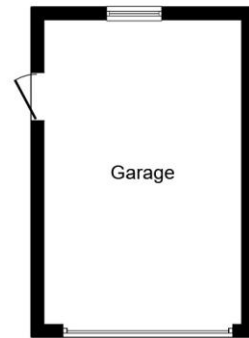
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io