



Albert Terrace, Whitley Bay



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.



Offers Over £350,000

Description

WELL PROPORTIONED FOUR BEDROOM TERRACED PROPERTY SET OVER THREE FLOORS WITH OFF STREET PARKING SITUATED ON A PEDESTRIANISED STREET IN WHITLEY BAY

Brannen & Partners welcome to the market this well proportioned four bedroom terraced property situated close to shops, amenities and Metro station in Whitley Bay. Benefitting from good sized accommodation set over three floors, two reception rooms, private yard offering off street parking and a lockable shed.

Briefly comprising: Entrance vestibule to the hallway which gives access to all ground floor rooms and stairs leading to the first floor.

Firstly is a spacious living room overlooking the front of the property, featuring a box bay window and decorative coving. Progressing towards the rear of the home, a further reception room is being utilised as a dining room offering views over the rear yard.

To complete the ground floor is a functional kitchen, fitted wall and base units provide storage and integrated appliances include a gas hob, electric oven and extractor fan. A door opens out to the rear yard.

To the first floor is a spacious split level landing leading to three bedrooms and bathroom. Two of the bedrooms are doubles in size and the family bathroom comprises a bath, separate step in shower, W. C. and hand basin.

To the top floor is a large double bedroom, filled with natural light due to the multiple windows which includes two Velux. A convenient separate W.C. is also on this floor.

Externally to the rear is a private yard with an electric roller style door giving access for off street parking as well as a lockable storage space which also has an electric roller style door. To the front is a low maintenance paved patio garden.

Whitley Bay is a popular coastal town with a good selection of cafés and restaurants as well as the regenerated promenade and refurbished Dome at the Spanish City. There are good road and local transport links in to the city centre and to other coastal towns as well as the highly regarded schooling at all levels.

Entrance Vestibule

Hallway

Living Room
15'3" x 12'3"

Dining Room
12'2" x 9'10"

Kitchen
11'0" x 8'0"

Bedroom One
17'10" x 14'8"

W.C.

Bedroom Two
12'5" x 11'9"

Bedroom Three
12'6" x 11'2"

Bedroom Four
7'3" x 6'10"

Bathroom
8'2" x 7'11"

Externally

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Tenure
Freehold

