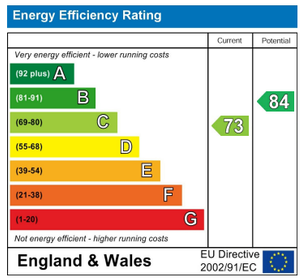
Brannen&Partners

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Dilston Avenue, Whitley Bay











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 £440,000

Description

WELL PRESENTED AND PROPORTIONED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED WITHIN THIS HIGHLY SOUGHT AFTER AREA IN WHITLEY BAY

Brannen & Partners are delighted to welcome to the market this well presented three bedroom semi detached home, ideally located within this prime location in Whitley Bay. Boasting three good sized bedrooms, two generous reception spaces, ample kitchen diner and modern bathroom, complete with a generous well maintained private rear garden, garage and driveway parking.

Briefly comprising: Practical entrance porch leads directly into a welcoming hallway, furnished with original wall panelling and stained glass window, accessing all rooms of the ground floor and housing stairs to the first floor with storage beneath.

Overlooking the front of the property is the living room, featuring a bay window, feature fireplace incorporating a gas fire and ceiling cornicing. Mirroring this design, the dining room sits adjacent to the rear of the home, with French door access out to the rear garden.

Finalising the ground floor, the extended kitchen diner is amply sized to accommodate dining space, whilst also incorporating French doors access to the rear garden and concealed access to the garage. Well equipped, the kitchen itself has a modern range of fitted wall, base and drawer units, framed with granite effect worktops. Integrated appliances include a double oven, hob, extractor hood and fridge/freezer, with utilities available in the garage.

Upon the first floor, the airy landing connects to all three bedrooms, bathroom and separate WC. Two of the bedrooms are doubles in size, and all benefit from fitted wardrobes.

Completing the home, the modern bathroom comprises a walk in shower, separate bath, wall mounted hand basin and heated towel rail. A separate WC sits aside.

Externally to the rear, is a well maintained generous garden with an initial raised patio area, lawn and mature planting, with gate access to the street, benefitting from a westerly aspect. To the front is driveway parking and access to the garage.

Whitley Bay is a popular coastal town with highly regarded schools at all levels. There are excellent transport links including the Metro as well as excellent road links in to the city centre. The property is within easy reach of Whitley Bay centre with its array of shops, cafes, restaurants and beaches as well as Marden Quarry Park nature reserve.

Entrance Porch
6'7" x 2'11"

Hallway
6'3" x 16'7"

Living Room
11'10" x 12'0"

Dining Room
11'10" x 14'7"

Kitchen Diner
16'11" x 11'5"

Landing
3'9" x 10'9"

Bedroom One
8'9" x 16'2"

Bedroom Two
8'10" x 14'2"

Bedroom Three
7'1" x 8'2"

Bathroom
6'11" x 7'4"

Garage
9'11" x 15'7"

Rear Garden

Double Driveway

Tenure
Freehold











