FOR SALE

67 LINKS AVENUE, WHITLEY BAY NE26 1TF
£440,000



3 BEDROOM HOUSE - SEMI-DETACHED

- LARGER STYLE THREE BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- CONSERVATORY
- FAMILY BATHROOM & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- LARGE SOUTH FACING REAR GARDEN
- EPC RATING D

VIEW PROPERTY

VESTIBULE

HALLWAY

RECEPTION ROOM
12'6 x 12'6

RECEPTION ROOM
16'3 x 11'9

KITCHEN
12'3 x 8'2

CONSERVATORY
9'8 x 9'6

DOWNSTAIRS WC
5'7 x 3'4

UTILITY ROOM
9'9 x 6'1

REAR LOBBY
5'8 x 3'11

LANDING

BEDROOM
12'6 x 12'3

BEDROOM
12'6 x 10'3

BEDROOM
7'11 x 7'7

BATHROOM WC
8'5 x 7'8

GARAGE
14'8 x 7'8

FRONT

GARDEN

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Occupying a generous plot on the highly sought-after Links Avenue in Whitley Bay, this substantial three-bedroom semi-detached home presents an exceptional opportunity for buyers seeking a property they can modernise and make their own.

Retaining an abundance of potential throughout, the accommodation comprises a welcoming vestibule and entrance hallway, two spacious reception rooms, kitchen, utility room, downstairs WC and a conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom.

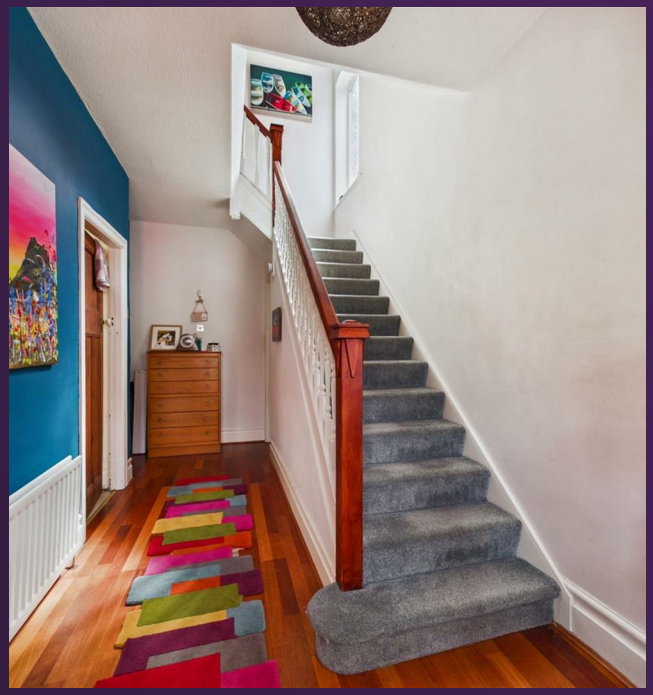
Externally, the property continues to impress, benefiting from a garage, front garden and driveway providing ample off-street parking. Undoubtedly one of the home's standout features is the exceptionally large, south-facing rear garden, offering endless possibilities for extending (subject to the necessary permissions), landscaping or creating a fantastic family outdoor space to enjoy throughout the day.

Rarely do homes with such scope, generous gardens and a prime location come to market. Offering the perfect canvas to create a truly outstanding family home, early viewing is highly recommended.

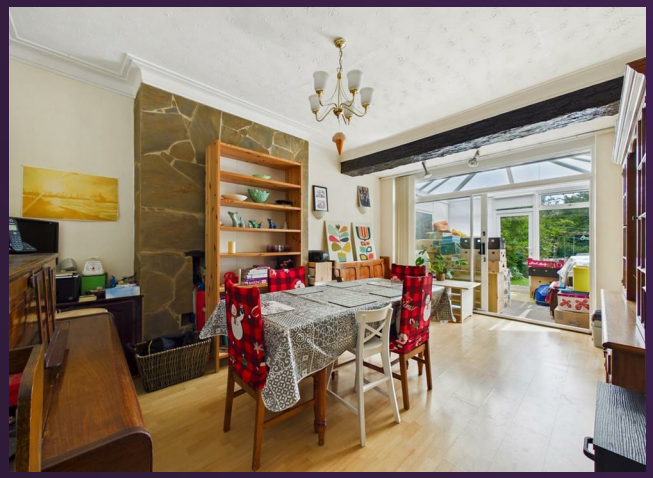
Whitley Bay is one of the North East's most desirable coastal towns, renowned for its beautiful sandy beaches, vibrant café culture and excellent range of independent shops, restaurants and leisure facilities. The area is particularly popular with families thanks to its highly regarded schools, superb transport links via the Metro network and easy access to Newcastle city centre. Combining a relaxed seaside lifestyle with all the conveniences of modern living, Whitley Bay continues to be one of the region's most sought-after places to call home.

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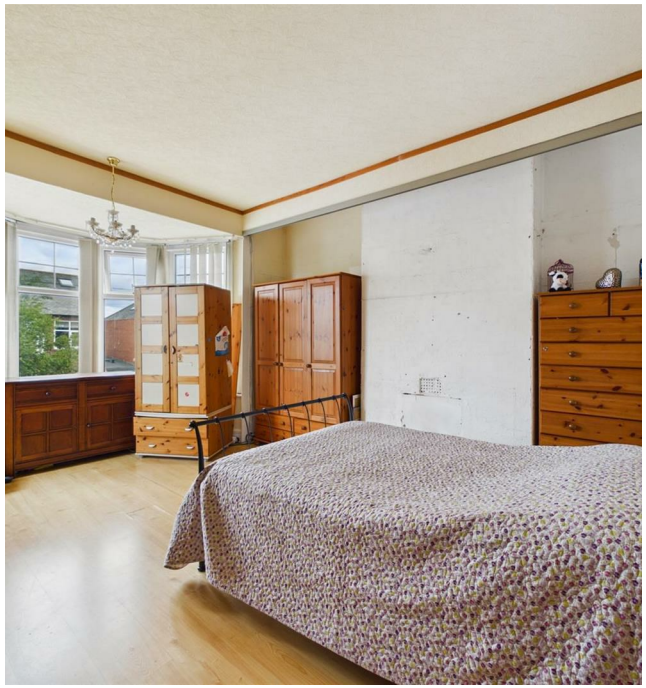






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FLOORPLAN

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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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