

FOR
SALE

91 BEECH GROVE, WHITLEY BAY NE26 3PL
£445,000



5 BEDROOM HOUSE - TERRACED

- FIVE BEDROOM MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- DOWNSTAIRS WC & STUDIO/STUDY
- CONTEMPORARY FAMILY BATHROOM WC
- FRONT TOWN GARDEN
- SOUTH FACING REAR YARD
- NO UPPER CHAIN
- EPC RATING D

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VESTIBULE

HALLWAY

RECEPTION ROOM ONE
14'6" x 13'1"

RECEPTION ROOM TWO
13'1" x 11'11"

KITCHEN
14'1" x 8'5"

DOWNSTAIRS WC

STUDIO/STUDY
8'1" x 6'10"

LANDING

BEDROOM ONE
13'3" x 12'0"

BEDROOM TWO
13'3" x 12'1"

BEDROOM THREE
9'10" x 6'0"

BATHROOM WC
8'8" x 8'5"

SECOND FLOOR LANDING

BEDROOM FOUR
16'9" x 8'9"

BEDROOM FIVE
11'2" x 9'8"

FRONT GARDEN

REAR YARD

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This lovely and characterful, mid terrace house was built in the Edwardian era and is perfectly located in a sought after residential area. It boasts a wealth of modern features with period charm and is ideal for a family.

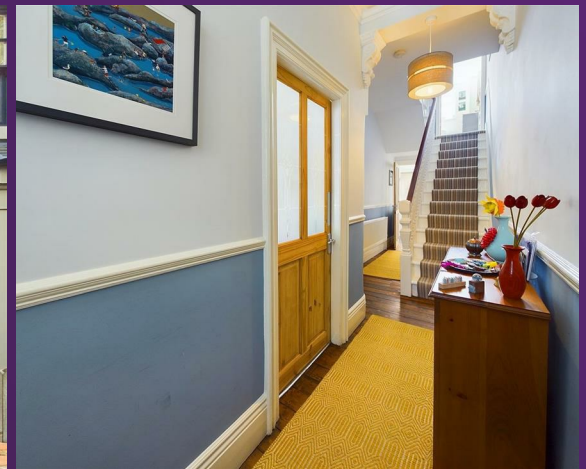
With over 1400 square foot of accommodation set over three floors, this characterful property comprises of a vestibule and entrance hallway with stairs up to the first floor. There are two spacious reception rooms and a modern kitchen benefitting from a range of units with contrasting worktops, a built in wine rack and integrated appliances including chimney hood and dishwasher. To the first floor there are three bedrooms, the contemporary family bathroom benefits from a freestanding slipper bath, walk in rainfall shower, vanity wash basin and low level WC. To the second floor there are two double bedrooms. Externally there is a front town garden and South facing rear yard with access to studio/study.

The generous size, superb layout and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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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.

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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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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