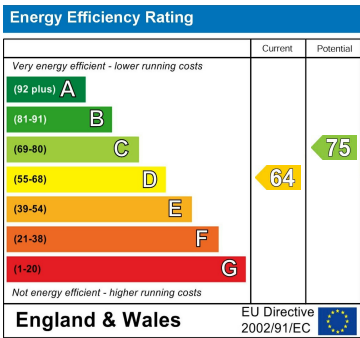




Delaval Road, Whitley Bay



Price Guide £375,000

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.

Description

DECEIVINGLY SPACIOUS THREE BEDROOM MID TERRACED HOME, PERFECTLY POSITIONED WITHIN THE HEART OF WHITLEY BAY

Brannen & Partners welcomes to the market this sizeable mid terraced property, ideally situated in the heart of Whitley Bay. Boasting spacious accommodation and period features throughout, the home presents three good sized bedrooms, two generous reception spaces, modern kitchen and amply sized modern bathroom, complete with a private town garden to the front and enclosed yard to the rear.

Briefly comprising: Traditional entrance vestibule leads into the expansive hallway, connecting to all rooms on the ground floor and houses stairs to the first floor with integral storage beneath.

The first of the two reception rooms sits to the front of the home. Boasting period charm, the living space is expansive in size. The feature fireplace with electric fire provides a focal point, accompanied by original features of a ceiling rose, cornicing and picture rail, finished with a panelled bay window. From here, the dining room is connected via an archway. Mirroring the design, the dining room is positioned to the rear, offering an ideal secondary reception space.

Progressing further into the rear of the property, the kitchen completes the ground floor. Modern in design, the kitchen displays a variety of shaker style wall, base and drawer units, housing an integral hob, oven, extractor hood in addition to designated space for appliances. From here, a convenient utility room can be accessed, housing further storage and fixtures for a tumble dryer, incorporating a downstairs WC and access to the rear yard.

Up to the first floor, the split level landing provides access to the three well sized bedrooms and bathroom.

Bedrooms one and two are considerable doubles, whilst the third bedroom is still amply sized.

Completing the first floor, the ample family bathroom is warm equipped with a walk in shower, free standing roll top bath, WC and pedestal wash basin.

Externally, there is a fully paved town style garden. Whilst to the rear, the private yard is west facing, complete with access to the rear lane via a garage door creating the opportunity for off street parking.

Positioned within the heart of Whitley Bay, this property is ideally located close to local shops, cafes and restaurants, as well as a stone's throw from Whitley Bay seafront. The local transport links are also easily accessible, with Whitley Bay Metro station within walking distance, as well as access to major road links into the city centre and other coastal towns nearby.

Entrance Vestibule
5'1" x 4'4"

Hallway
21'3" x 6'3"

Living Room
17'7" x 12'5"

Dining Room
14'10" x 13'8"

Kitchen
14'7" x 7'11"

Utility Room
6'3" x 7'9"

WC
3'6" x 7'9"

Landing
12'10" x 6'2"

Bedroom One
14'10" x 13'11"

Bedroom Two
15'1" x 13'0"

Bedroom Three
11'7" x 7'2"

Bathroom
10'7" x 7'9"

Rear Yard & Front Garden

Tenure
Freehold

