

# BRUNTON

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## RESIDENTIAL



**MELROSE AVENUE, WHITLEY BAY, NE25**

**Offers Over £425,000**

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Charming Double Fronted Edwardian Mid-Terrace Family Home Located on the Highly Sought After Pedestrianised Street, Melrose Avenue. Placed Over Three Floors and Offering Four Great Sized Bedrooms Including Three Doubles, Family Bathroom with Three-Piece Suite plus En-suite Bathroom, Fantastic 24ft Living Room, 15ft Kitchen/Diner, Great Front Gardens plus Rear Yard!

This charming double fronted mid terrace home enjoys an enviable position on Melrose Avenue, Monkseaton. Melrose Avenue, a quiet pedestrianised street nestled between Kenilworth Road & Waverley Avenue, is perfectly positioned to provide direct access to the countless shops, cafes, restaurants and amenities of Whitley Bay.

Melrose Avenue is also within striking distance to the wonderful Whitley Bay Beach, whilst Long Sands Beach and King Edwards Bay are also positioned just a short journey away. Also located nearby are local garden spaces such as the charming Marden Quarry Nature Reserve and Churchill Playing Fields.

Some of the regions most outstanding local schools are also within close proximity, whilst excellent road and rail transport links are available via the Coast Road and nearby Monkseaton and West Monkseaton Metro Stations.

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The internal accommodation comprises: an entrance hall with stairs to the first floor, including convenient under-stair storage. To the left, a spacious living room spans the length of the property. The living room enjoys dual aspects and a bay window to the front of the property, along with a feature fireplace and built-in shelving. To the rear of the property is a useful utility area with access to the rear garden. To the right of the hallway is the well-equipped kitchen/diner, which features a modern range of fitted wall and base units and enjoys dual aspects, with a further bay window overlooking the front of the property.

The first-floor landing gives access to three well-proportioned bedrooms and a family bathroom. Two larger bedrooms to the front of the property benefit from built-in wardrobes, while the smaller bedroom to the rear would serve well as an office or nursery.

The second-floor landing provides access to the fourth bedroom, which is of a generous size and benefits from Velux windows and built-in storage. A well-appointed family bathroom serves this floor, also enjoying Velux windows and built-in storage.

Externally, the property benefits from a wonderful front garden with a paved pathway leading to the front door whilst to the rear is a useful yard space with access to the rear service lane.

Rare to the market, this excellent family home simply demands an early inspection!



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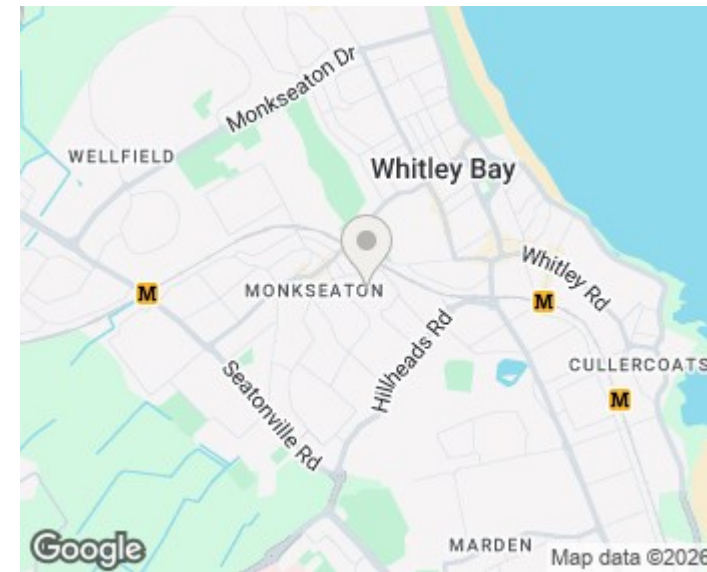
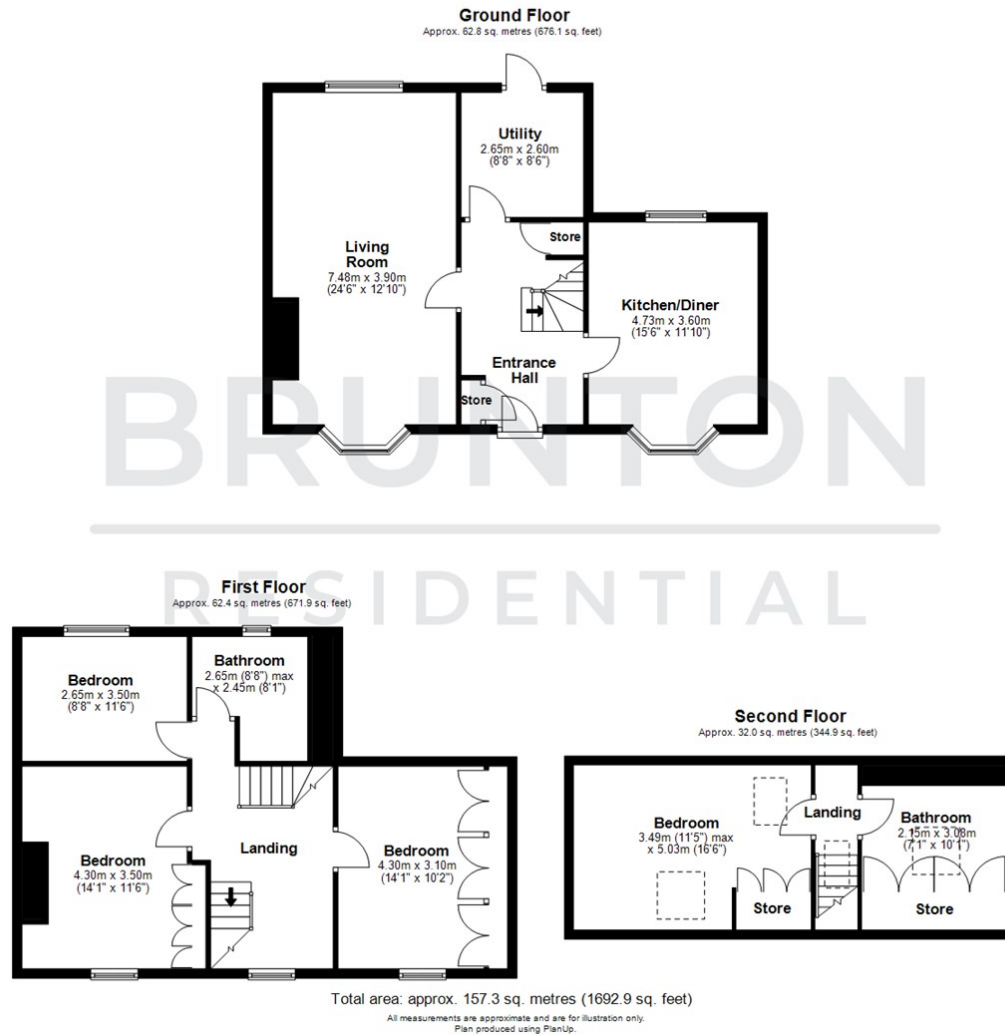
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING :



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		