Brannen&Partners

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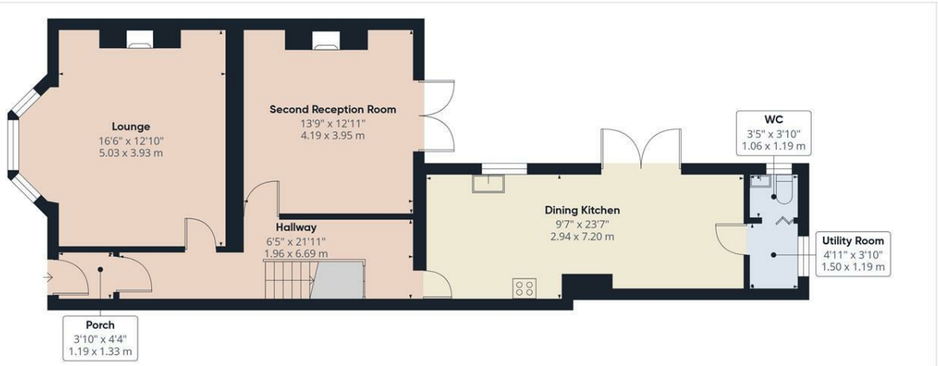
Ocean View, Whitley Bay



Approximate total area(1)

1494 ft²

138.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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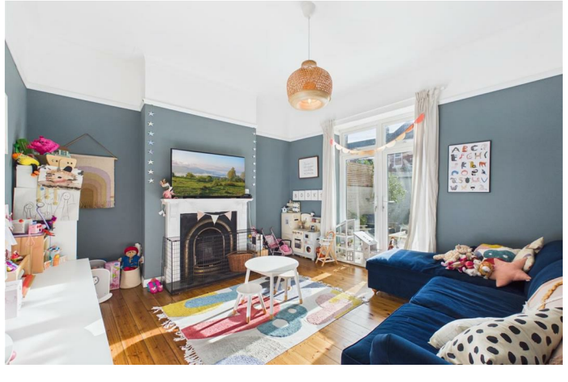

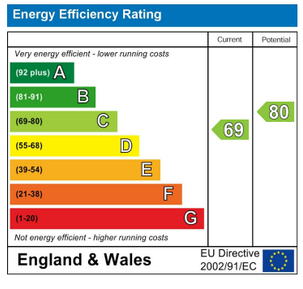

Important Information

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 £465,000

Description

SPACIOUS FOUR BEDROOM MID TERRACED FAMILY HOME SITUATED ONLY MINUTES FROM THE SEAFRONT AND TOWN CENTRE

Brannen & Partners are delighted to welcome to the market this spacious four bedroom mid terraced family home, conveniently located close to the newly rejuvenated promenade in Whitley Bay. Boasting an array of period features and sizeable accommodation throughout, the home benefits from two generous reception rooms, four good sized bedrooms, downstairs WC and utility room, dining kitchen, family bathroom, private yard and front garden.

Briefly comprising: The entrance porch leads into a welcoming grand hallway, providing access to the principal ground floor rooms and houses a useful understair storage cupboard.

Positioned to the front of the property, the generously proportioned lounge features a large bay window which floods the room with natural light. A feature log burning fire provides a charming focal point, with two useful alcoves adding character and practicality.

To the rear is a versatile second reception room, currently utilised as a playroom. The room benefits from a feature fireplace and double patio doors opening directly onto the rear yard, creating an excellent connection between the indoor and outdoor living spaces and making this an ideal family room.

The impressive dining kitchen forms the hub of this family home and is positioned to the rear. Fitted with a range of wall and base units providing excellent storage, the kitchen includes an integrated fridge freezer, dishwasher, electric hob, oven and overhead extractor fan. A breakfast bar provides additional seating, while there is ample space for a large dining table.

A window overlooks the rear yard, while double patio doors provide direct access, allowing plenty of natural light into this sociable space.

A door leads through to the useful utility area, which has plumbing and space for a washing machine, together with provision for an under counter fridge.

Completing the ground floor is a convenient downstairs WC, fitted with a WC and wash hand basin.

The staircase leads to a split level landing, with the rear landing providing access to the family bathroom and rear bedroom.

The well appointed family bathroom comprises a WC, wash hand basin, bath with overhead shower and a separate shower cubicle. A heated towel rail and two windows providing excellent natural ventilation and light complete the room.

The rear double bedroom is currently utilised as a home office and benefits from a large rear facing window, allowing an abundance of natural light to flood the room.

Further stairs leads to the front landing, providing access to three additional bedrooms.

To the front are two further bedrooms, comprising a spacious double bedroom and a single bedroom. Both benefit from views towards the sea, with the property also enjoying distant views towards the Spanish city.

To the rear is another generous double with a large window overlooking the rear.

Externally, the property benefits from a private rear yard, thoughtfully laid with a combination of paved and artificial grass areas. A gate provides convenient access to the rear lane.

To the front is an attractive artificial grass garden enclosed by a privacy fence, whilst enjoying lovely views towards the sea.

The position of this property is unmatched, with Whitley Bay seafront situated to the end of the street. Whitley Bay is a popular coastal town with a good selection of cafés and restaurants as well as the recently refurbished Dome at the Spanish City. There are good road and local transport links in to the city centre and to other coastal towns as well as highly regarded schools at all levels.

Entrance Porch
4'4" x 3'10"

Hallway
21'11" x 6'5"

Lounge
16'6" x 12'10"

Second Reception Room
13'8" x 12'11"

Dining Kitchen
23'7" x 9'7"

Utility Room
4'11" x 3'10"

W.C
3'10" x 3'5"

Landing
6'7" x 3'4"

Landing
7'6" x 3'2"

Family Bathroom
10'2" x 6'4"

Bedroom
9'10" x 9'10"

Landing
10'4" x 8'2"

Bedroom
12'10" x12'7"

Bedroom
13'10" x 12'11"

Bedroom
8'11" x 8'0"

Rear Private Yard

Front Garden

Tenure
Freehold









