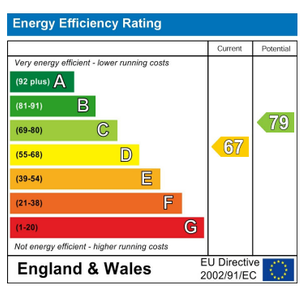
Brannen&Partners

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Duke Street, Whitley Bay











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.

£255,000

Description

WELL PROPORTIONED THREE BEDROOM MID TERRACED HOME IDEALLY SITUATED WITHIN THE HEART OF WHITLEY BAY TOWN CENTRE - AVAILABLE WITH SOME MODERNISATION REQUIRED AND NO UPPER CHAIN

Brannen & Partners welcome to the market this three bedroom mid terrace home, ideally situated within the heart of Whitley Bay. Presenting well proportioned accommodation, the home offers three good sized bedrooms, two generous reception spaces, practical kitchen and modern bathroom, complete with a private rear yard providing the potential for off street parking.

Briefly comprising: Entrance hallway provides access to all principal rooms of the ground floor and houses stairs to the first floor.

Positioned to the front of the home, the ample living space is furnished with an ornate feature fireplace incorporating an electric fire. Whilst to the rear, the secondary reception space is similar in size, housing an integral under stair cupboard and access to the kitchen.

Practical in design, the wood effect kitchen offers a variety of wall, base and drawer units framed with granite effect worktops. Complete with designated space for appliances, the kitchen also houses access to the rear yard.

Upon the first floor, the split level landing provides access to all three bedrooms and bathroom, complete with two integral storage cupboards. Two of the three bedrooms are doubles in size and incorporate fitted wardrobes.

Finalising the home, the sizeable bathroom presents a modern design, equipped with a WC, pedestal wash basin and bath with rainfall shower overhead. An integral cupboard provides storage space.

Externally, the private rear yard is south east facing, inviting the sun throughout the day, finished with a roller garage door to enable the option of off street parking.

This property is ideally located close to local shops, cafes and restaurants. Perfectly positioned just off Park View, with its vibrant mix of independent shops and cafes, this property also benefits from being within the catchment area for some of Whitley Bay's most sought-after schools, including Marine Park First School and Whitley Bay High School. The local transport links are also easily accessible, with both Monkseaton and Whitley Bay Metro stations within walking distance, as well as access to major road links into the city centre and other coastal towns nearby.

Entrance Hallway
11'10" x 3'0"

Living Room
12'11" x 13'7"

Dining Room
11'5" x 13'11"

Kitchen
10'4" x 7'2"

Landing
8'5" x 3'8"

Bedroom One
13'11" x 8'10"

Bedroom Two
10'10" x 8'9"

Bedroom Three
10'7" x 6'11"

Bathroom
10'3" x 7'0"

Private Rear Yard

Tenure
Freehold









