FOR SALE

34 EASTBOURNE GARDENS, WHITLEY BAY NE26 1PU
£355,000

3 BEDROOM HOUSE - TERRACED

- THREE BEDROOM MID TERRACE HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- CONTEMPORARY KITCHEN
- STYLISH SHOWER ROOM WC
- FRONT TOWN GARDEN
- REAR YARD WITH OUTHOUSE
- EPC RATING D

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
14 x 12'3

RECEPTION ROOM
12'8 x 12'3

KITCHEN
11 x 6'11

LANDING

BEDROOM
15'4 x 12'8

BEDROOM
12'4 x 9'10

BEDROOM
12'3 x 5'11

SHOWER ROOM
7'5 x 6'9

FRONT TOWN GARDEN

REAR YARD

OUTHOUSE
19'3 x 5'4

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Located within the much sought after North Whitley Bay area, this beautifully presented three-bedroom mid-terrace home effortlessly blends stylish modern living with charming period character. Offering spacious and versatile accommodation throughout, the property is perfectly suited to a wide range of buyers including families, professionals, first-time buyers and those seeking an enviable coastal lifestyle.

The accommodation begins with a vestibule leading into a spacious hallway, with doors opening to the reception rooms and stairs rising to the first floor. To the front, the main reception room is flooded with natural light from a bay window and features a decorative period ceiling alongside an attractive feature fireplace, creating a warm living space. The rear reception room is equally inviting, with shelving to both alcoves and open to the kitchen, providing an ideal layout for modern day living and entertaining.

The contemporary kitchen has been thoughtfully designed and fitted with a good range of units complemented by stone worktops and integrated appliances including an oven, induction hob, extractor hood, fridge and freezer, together with space for a washing machine.

To the first floor there are two generously sized double bedrooms, one of which has a bay window, alongside a smaller third bedroom. Completing the accommodation is a beautifully appointed shower room featuring a walk-in shower, wash hand basin, low level WC and a useful built-in storage cupboard.

Externally, the property enjoys a charming front town garden and an enclosed rear yard with a generously sized outhouse providing excellent additional storage.

North Whitley Bay remains one of the region's most desirable coastal locations, celebrated for its attractive tree-lined streets, strong sense of community and and superb lifestyle offering. Residents enjoy easy access to award-winning beaches, excellent local schools, cafes and restaurants.

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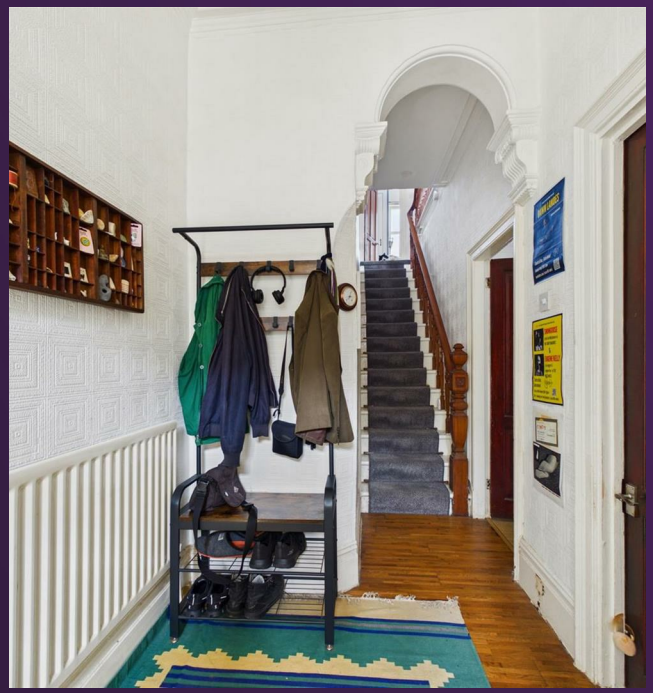

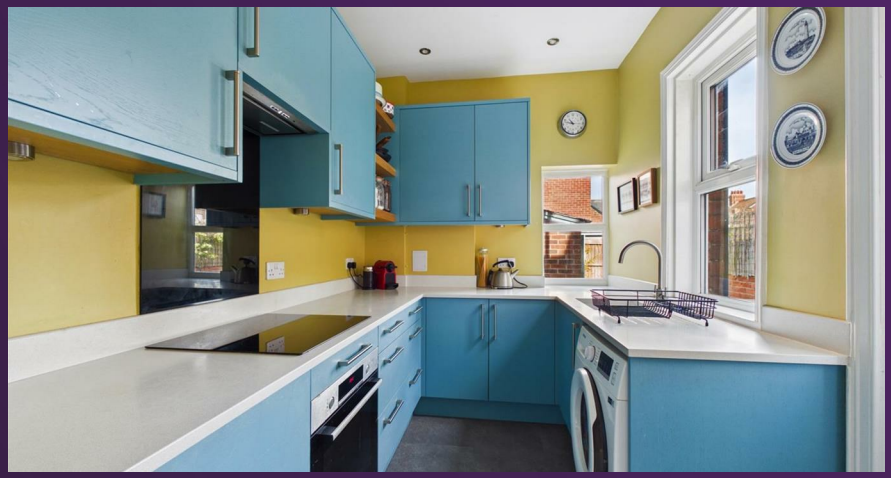

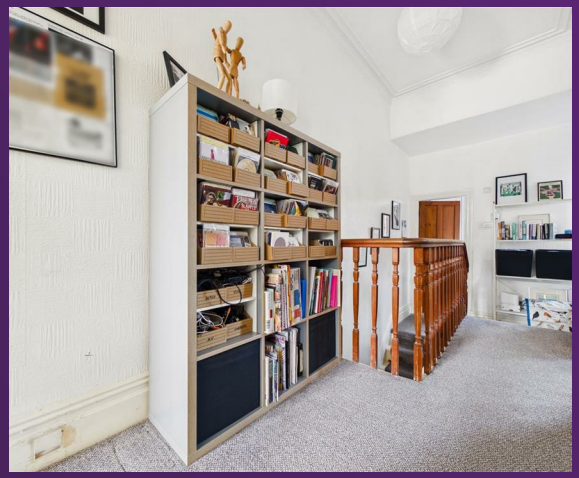

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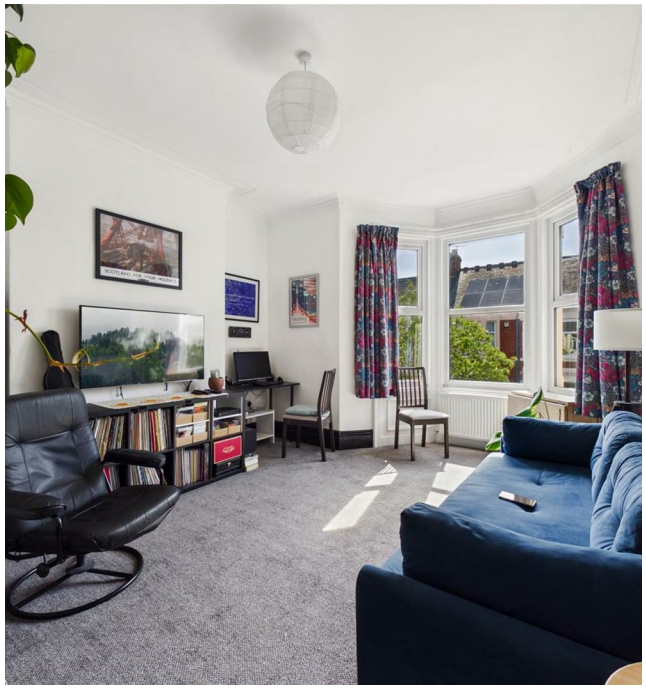

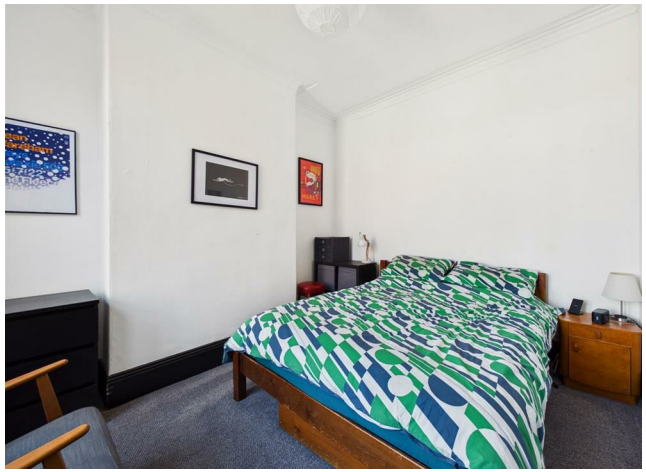

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FLOORPLAN

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Approximate total area(1)

1075 ft²

(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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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.

VIEW PROPERTY

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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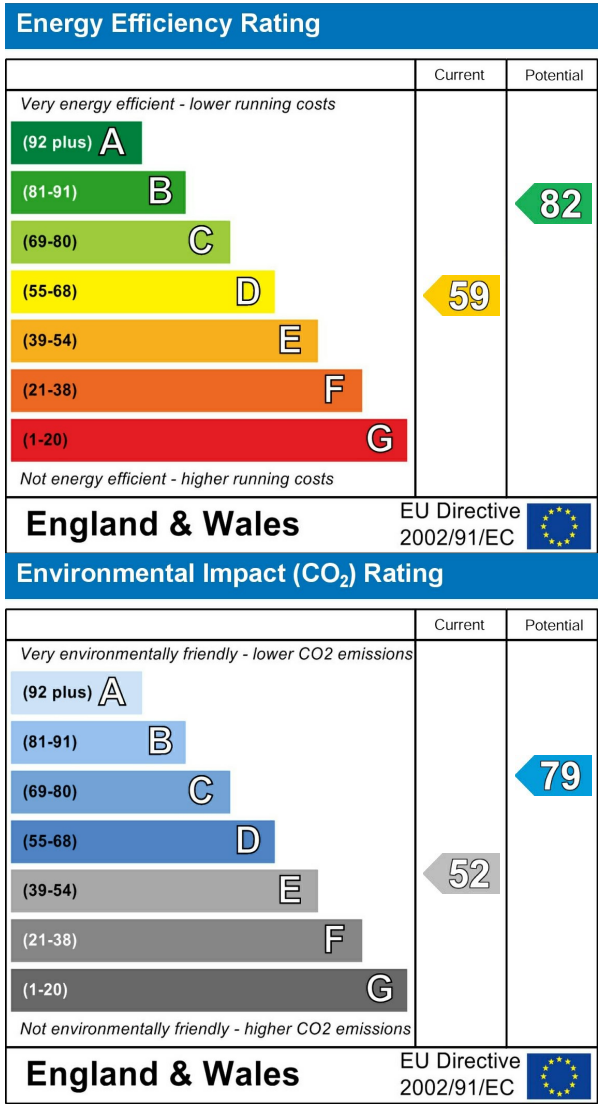
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