TO LET

25B GRAFTON ROAD, WHITLEY BAY NE26 2NR
£1,100 PER MONTH



3 BEDROOM MAISONETTE

- THREE BEDROOM UPPER MAISONETTE
- UNFURNISHED & AVAILABLE END OF OCTOBER
- POPULAR RESIDENTIAL & COASTAL LOCATION
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN
- GOOD SIZED BATHROOM WC
- SHARED REAR YARD
- EPC RATING C

VIEW PROPERTY

ENTRANCE

FIRST FLOOR LANDING

RECEPTION
18'11 x 14'1

KITCHEN
12'8 x 11

BATHROOM WC
10'4 x 9'6

SECOND FLOOR LANDING

BEDROOM
14 x 10'11

BEDROOM
12'11 x 11'3

BEDROOM
10'11 x 6'4

REAR YARD

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Available to rent from the end of October, this lovely three bedroom upper maisonette offers a wonderful blend of period character, generous living space and modern convenience. Unfurnished and rich in period features, this is a home with a distinctive personality, appealing to tenants seeking something a little different in a desirable location.

The accommodation begins with a welcoming vestibule, with stairs rising to a spacious first floor landing providing access to the principal living areas and staircase to the upper floor.

The impressive reception room is a real highlight, boasting excellent proportions, a beautiful bay window allowing natural light to flood the space, and a feature fireplace which enhances the property's timeless appeal. Offering plenty of room to relax and entertain, this is a wonderfully inviting living space.

The modern kitchen has been thoughtfully designed with a range of bespoke units, contrasting worktops and integrated appliances, including an oven, gas hob and extractor hood. Combining contemporary practicality with the property's period charm, it provides a well appointed space for everyday living.

Completing the first floor accommodation is a good sized bathroom featuring a classic roll-top bath, pedestal washbasin and low level WC.

Stairs lead to the second floor landing, where useful storage space is available, together with access to three bedrooms. Two of the bedrooms retain attractive period cast iron fireplaces, adding further character and individuality to this appealing home.

Externally, the property benefits from a shared rear yard, providing additional outdoor space.

With its generous accommodation, characterful interiors and distinctive feel, this lovely maisonette offers an appealing alternative to more conventional rental properties. Its combination of spacious rooms, period features and practical layout makes it an excellent choice for a range of tenants.

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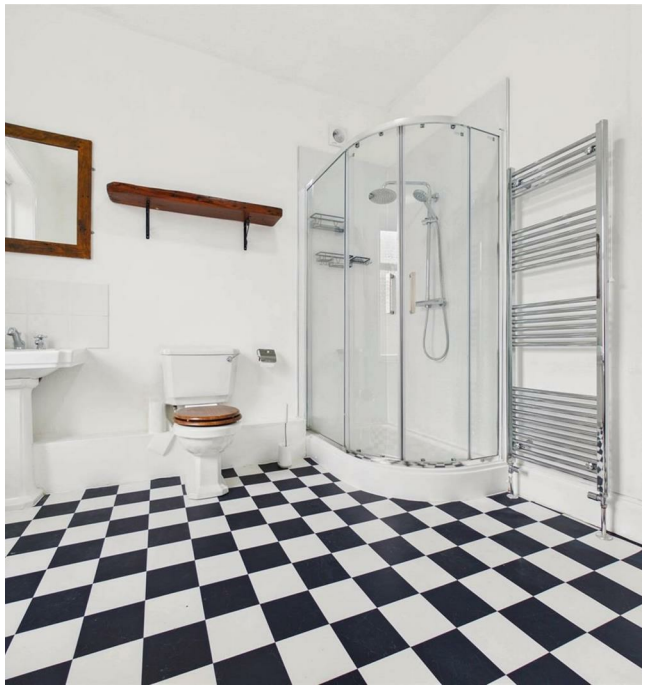








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FLOORPLAN

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Floor 0



Floor 1





Floor 2

Approximate total area(1)

1162 ft²

Reduced headroom

63 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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