FOR SALE

100 CLAREMONT ROAD, WHITLEY BAY NE26 3TU
£410,000

3 BEDROOM HOUSE - SEMI-DETACHED

- SUBSTANTIAL THREE-BEDROOM SEMI-DETACHED HOME
- PREVIOUSLY ARRANGED AS FOUR BEDROOMS
- SPACIOUS LOUNGE OPEN-PLAN TO DINING AREA AND CONTEMPORARY FITTED KITCHEN
- THREE GENEROUS DOUBLE BEDROOMS, WITH THE PRINCIPAL BEDROOM SPANNING THE FULL FRONTAGE
- STYLISH CONTEMPORARY BATHROOM
- ATTCAHED GARGE & DRIVEWAY PARKING
- EXCELLENT ACCESS TO WHITLEY BAY TOWN CENTRE, BEACHES, CAFÉS, RESTAURANTS AND METRO SERVICES
- EPC RATING D

VIEW PROPERTY

HALLWAY
6'6 x 11'10

RECEPTION ROOM
13'4 x 12'6

KITCHEN DINER
20'5 x 10'5

LANDING
9'5 x 5'9

BEDROOM
10'9 x 4'3 + 9'1 x 8'2

BEDROOM
24'0 x 7'6

BEDROOM
11'4 x 9'2

BATHROOM
8'6 x 9'6

GARAGE
24'7 x 8'2

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A substantial and beautifully presented three-bedroom semi-detached home, offering generous, versatile accommodation with the added benefit of having previously been arranged as a four-bedroom property and being easily converted back if required. A home with plenty to offer and fantastic flexibility for modern family living.

The welcoming hallway leads to a spacious lounge with feature fireplace and living-flame gas fire, opening through to the dining area with space for a six-seater table and continuing into the impressive contemporary kitchen. The kitchen features granite work surfaces, a two-seater breakfast bar, double eye-level oven, induction hob, extractor hood, integrated dishwasher and space for a fridge freezer, with French doors opening onto the garden. There is also access to the garage and useful storage area.

On the first floor there are three generous double bedrooms, with the principal bedroom spanning the full frontage and incorporating the former fourth bedroom. The bedroom over the garage benefits from dual-aspect windows, creating a bright and spacious room.

The stylish contemporary bathroom is beautifully appointed with a bath, separate walk-in shower, wall-mounted wash basin and low-level WC, providing a modern and practical space for the whole family.

Externally there is a block-paved driveway providing off-road parking, while the large, secluded rear garden is a particular highlight, with a generous lawn, mature planted borders, patio and a covered seating area perfect for relaxing and entertaining.

Claremont Road is situated in a sought-after residential area of Whitley Bay, just a short walk from Whitley Lodge shops and well-regarded local schools, with excellent access to the town centre, award-winning beaches, independent cafés, restaurants and Metro services. A fantastic location for enjoying all that Whitley Bay has to offer.

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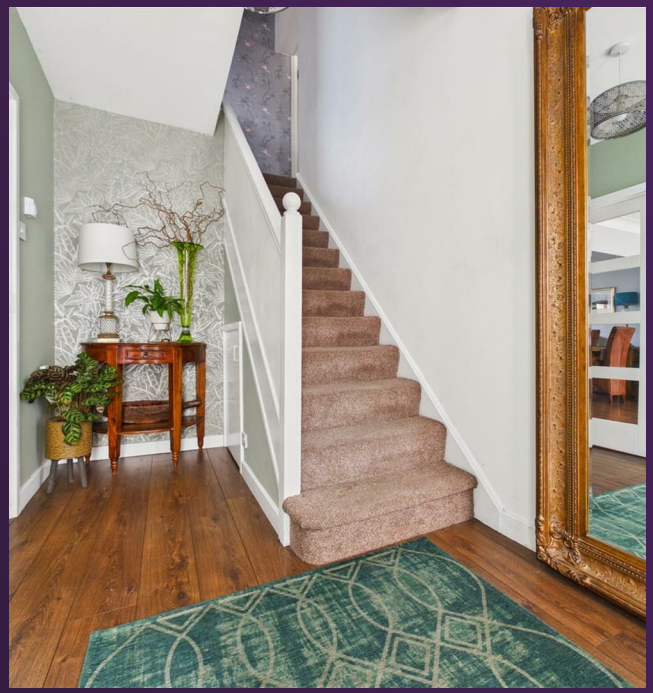

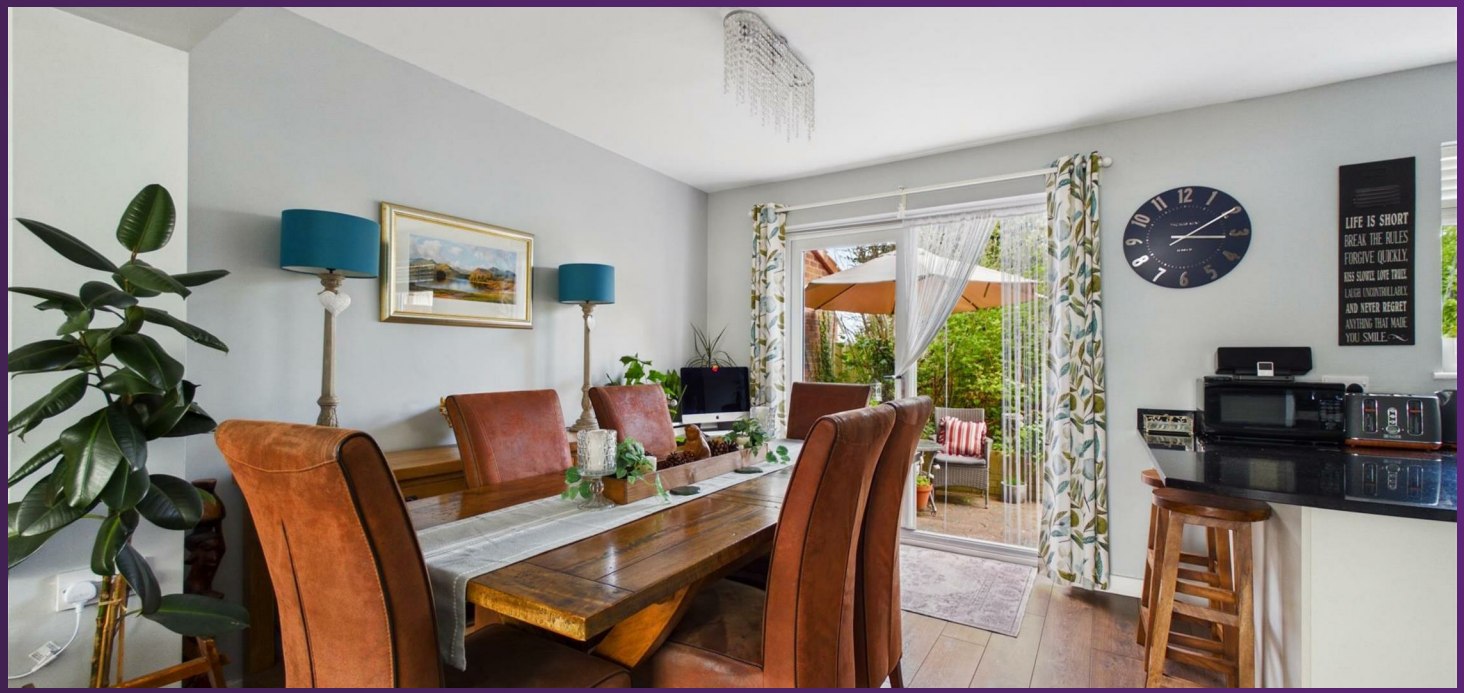

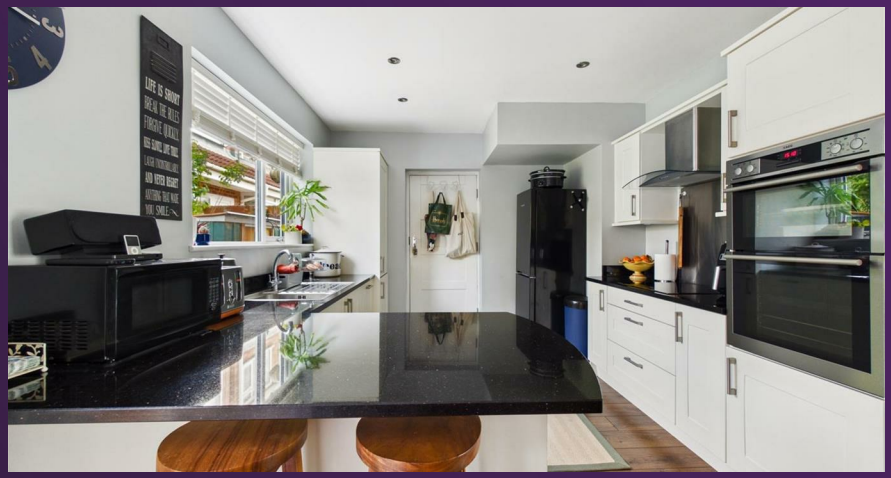

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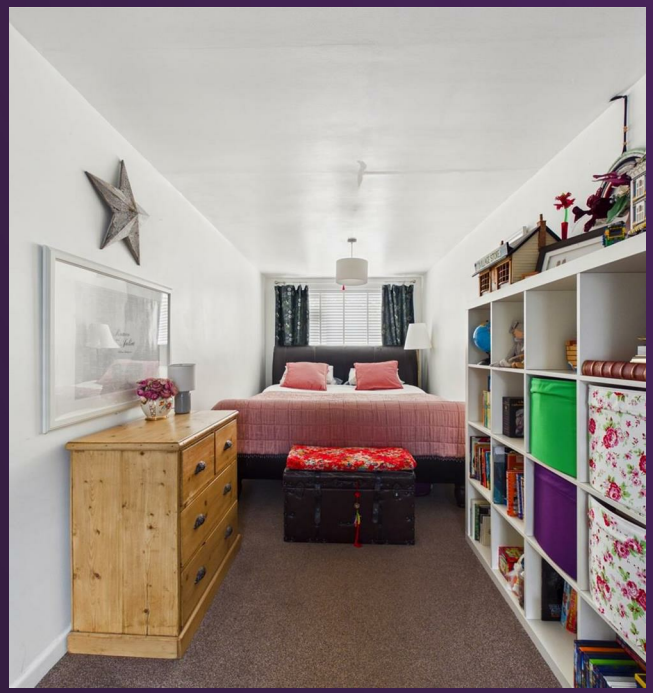

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FLOORPLAN

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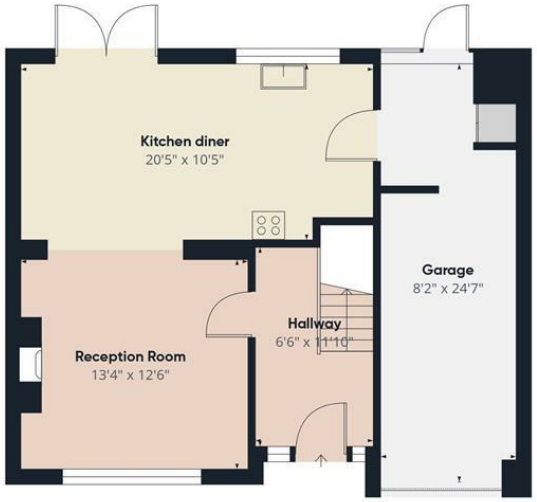
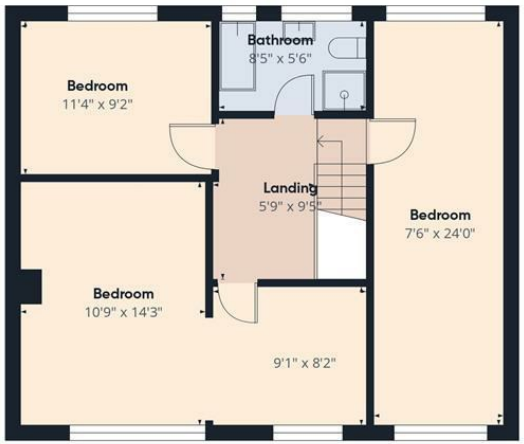


Floor 0



Floor 1

Approximate total area(1)

1274 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.

GIRAFFE360

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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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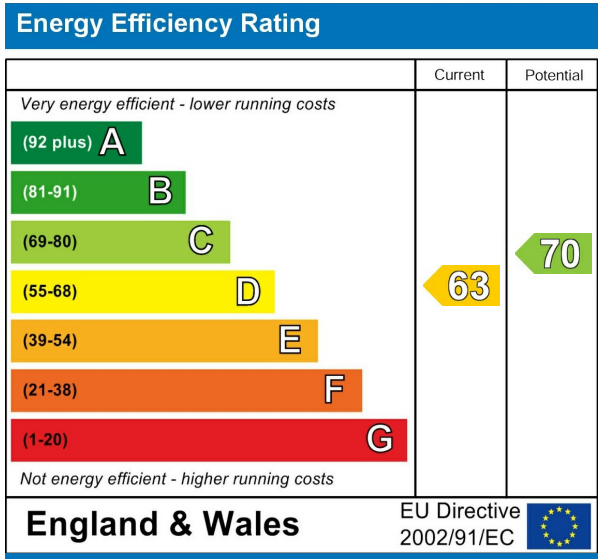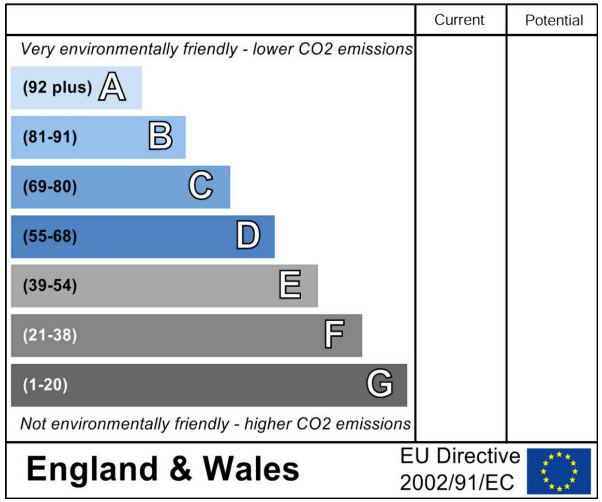
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