



## 3 bed semi-detached house to buy in NE26

Briardene Road, Whitley Bay, Whitley Bay, Tyne and Wear, NE26 4NP

# £455,000

 x3  x1  x2

Tenure

**Freehold**

## Property features

- ✓ Three Bedroom Semi Detached
- ✓ Extended
- ✓ Sought After Area
- ✓ Walking Distance to The Beach
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Pattinson welcome to the sales market this stunning extended three bedroom semi detached house situated in this most sought after area in Whitley Bay with wonderful open view to the front elevation, the property is just moments from the award-winning Whitley Bay beach and the prestigious Whitley Bay Golf Club, the property is surrounded by excellent local amenities, transport links, highly regarded schools, leisure facilities and a wealth of popular restaurants and bars offering the perfect coastal lifestyle.

Comprising entrance porch leading to a spacious hallway with downstairs wc, and cloakroom, lounge to the front of the property with doors to the conservatory, reception room which is open to the fully fitted kitchen centre island, dining area, bifold doors to the rear garden, utility room, first floor landing, bedroom 1 double to the front of the property with open view, bedroom 2 double to the rear of the property, bathroom with white suite, shower cubicle, bedroom 3 double to the front of the property. Externally there is a front garden, driveway with parking for two cars, and garage, generous sunny rear garden with decked patio. NOT TO BE MISSED!!! Call Pattinson Estate Agents to arrange a viewing at your earliest convenience.

Council Tax Band: C

Tenure: Freehold

Price: £455,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Hallway

Leading from the porch, cloakroom, radiator, under-stair cupboard.



## Kitchen/Diner

7.30m x 3.90m (23'11" x 12'9")

Extended kitchen fitted kitchen with a range of wall and floor units, centre island with gas hob, floor units, wine cooler, integrated double oven, dining area, access to the garage, spotlights, bifold doors to the rear garden.



## Utility Room

3.00m x 2.70m (9'10" x 8'10")

With a range of wall and floor units, double glazed window, plumbing for washing machine, dishwasher.



## Downstairs wc

White suite, wash hand basin, wc fully tiled, heated towel rail.



## Reception Room

3.90m x 3.30m (12'9" x 10'9")

Bright living room with feature fireplace, double glazed window, open to the extended kitchen.



## Lounge

8.10m x 3.30m (26'6" x 10'9")

Good sized lounge to the front of the property with double glazed bay window, wall mounted modern fire.



## Conservatory

4.20m x 2.70m (13'9" x 8'10")

Large conservatory leading from the lounge, radiator, door to the rear garden.



## Landing

Double glazed window, loft access with ladder, boarded.



## Bedroom 1

4.60m x 3.00m (15'1" x 9'10")

Double bedroom to the front of the property with double glazed bay window, fitted wardrobes and draws, open aspect, radiator.



## View From Bedroom 1



## Bedroom 2

3.40m x 3.30m (11'1" x 10'9")

Double bedroom to the rear of the property with double glazed window, fitted wardrobes and draws, radiator,



## Bathroom

2.60m x 2.00m (8'6" x 6'6")

White suite, wash hand basin with storage, wc, double glazed window, shower cubicle with rainfall shower, heated towel rail, fully tiled.



## Bedroom 3

Double bedroom to the front of the property with double glazed bay window, open aspect, radiator,



## Garden

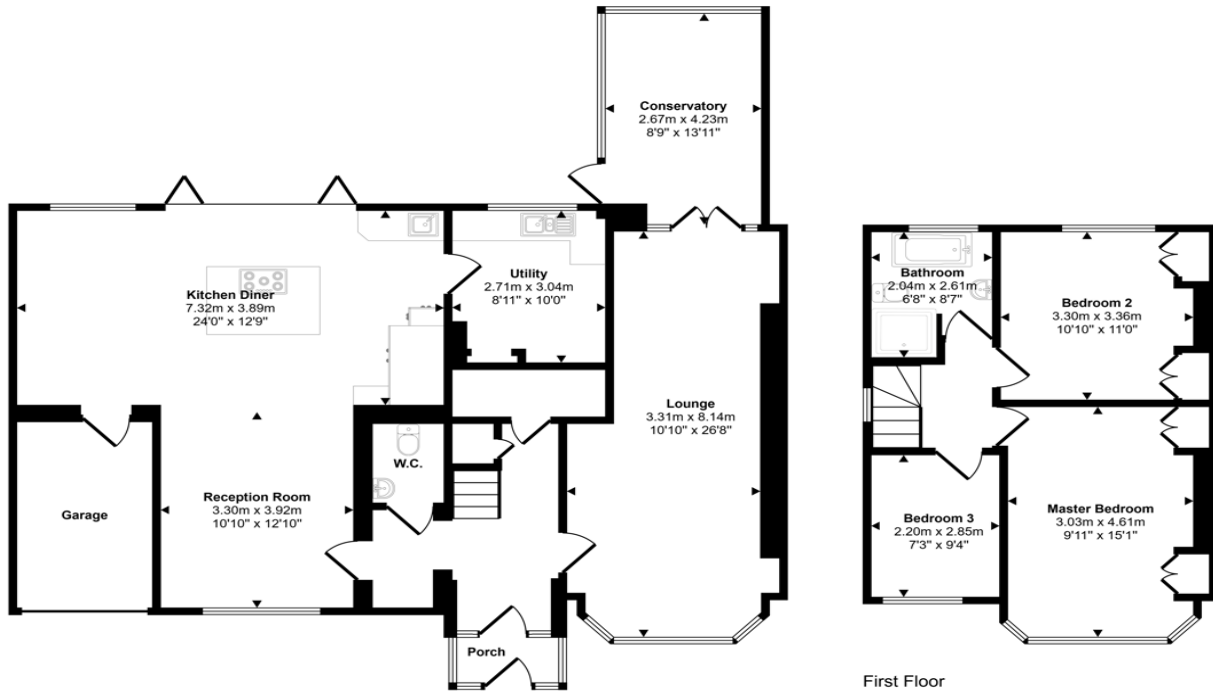
Good sized rear garden with decked patio, lawn, borders and shrubs.



## Rear



Approx Gross Internal Area  
165 sq m / 1771 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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