



### 3 bed bungalow to buy in NE26

Grenada Close, Whitley Lodge, Whitley Bay, Tyne and Wear, NE26 1HP

**£485,000** Price Guide

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

Garden

### Property features

- ✓ Three Bedroom Link Detached Bungalow
- ✓ Quiet Cul-De-Sac
- ✓ Sought After Area
- ✓ Walking Distance to The Beach
- ✓ EPC Rating C

## Key Information

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

## Description

We are delighted to offer for sale this extremely spacious and superbly situated three bedroom link detached bungalow in this extremely popular cul-de-sac which was built around 1967 on an elevated plot offering a superb sea view from the rear garden, benefits from UPVC double glazing, gas central heating (combination boiler). The property is very close to the beach and excellent local amenities, transport links and local schools. Whitley Bay is one of North Tyneside's most popular locations, due to its ease of access for the city life of Newcastle, and miles of beautiful Coastline.

The spacious accommodation briefly comprises, porch/sun room, entrance hallway, splendid L-shaped lounge room dining area, patio doors leading to private rear garden, fully fitted Kitchen with a range of wall and floor units, three double bedrooms, spacious bathroom with walk in shower, good sized utility room, downstairs wc. Storage area with roller garage door. Externally there is a large driveway to the front of the property with parking for three cars, large front garden and secluded rear garden and sea views. NO UPPER CHAIN!!!! NOT TO BE MISSED!!! Call now to arrange your viewing 0191 2531301 or [whitley.bay@pattinson.co.uk](mailto:whitley.bay@pattinson.co.uk)

Council Tax Band: D

Tenure: Freehold

Price: Price Guide £485,000

Property Type: Bungalow

USPs: Garden

Parking: Driveway

Heating: Gas

## Lounge

6.10m x 4.80m (20'0" x 15'8")

Bright lounge to the rear of the property with large double glazed picture window, feature fireplace, tv point, radiator, dining area with double glazed patio doors to the rear garden which has a superb elevated position and sea views.



## Dining Area

Open to the lounge, radiator.



## Kitchen

3.40m x 2.00m (11'1" x 6'6")

Fully fitted with a range of white wall and floor units, integrated oven hob, extractor fan, fully tiled walls, double glazed window, radiator, door to the front garden, cupboard housing the boiler,



## Hallway

Spacious hallway, radiator, loft partially boarded for storage with folding ladder and light.



## Porch/Sun Room

2.70m x 2.30m (8'10" x 7'6")

Double glazed door, tiled floor, cloaks.



## Bedroom 1

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

Double bedroom to the rear of the property with double glazed window, radiator.



## Bedroom 2

3.90m x 3.00m (12'9" x 9'10")

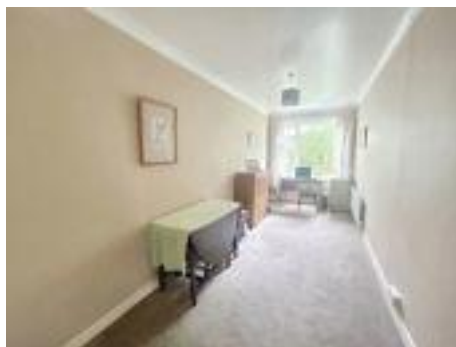
Double bedroom to the front of the property with double glazed window, radiator.



## Bedroom 3

5.80m x 2.00m (19'0" x 6'6")

Double bedroom to the rear of the property with storage cupboard, double glazed window, radiator.



## Utility Room

2.70m x 2.10m (8'10" x 6'10")

Good sized utility room plumbed for washing machine and dryer, radiator, access to the wc and to the garage/storage area.



## Bathroom

2.30m x 2.20m (7'6" x 7'2")

Spacious bathroom with white suite, double walk in shower cubicle, double glazed window, heated towel rail, tiled walls, wash hand basin with storage, wc.



## Garden

Mature garden with shrubs and bushes partial sea view

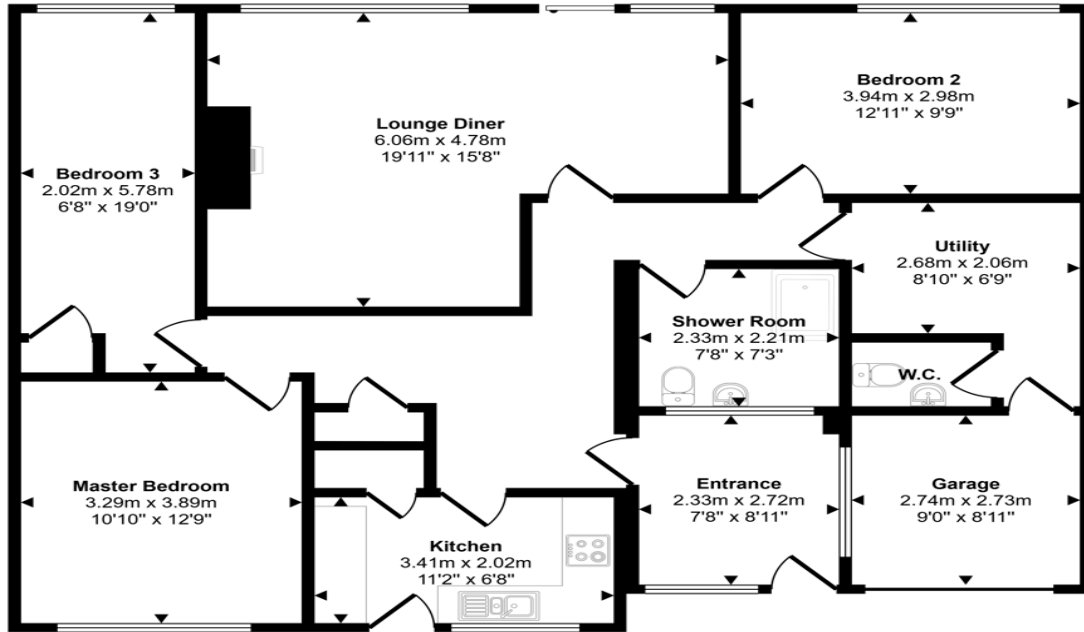


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## Rear



Approx Gross Internal Area  
118 sq m / 1265 sq ft



Floorplan

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>	72	
(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:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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