



### 3 bed terraced house to buy in

Whitley Road, ., Whitley Bay, Tyne and Wear, NE26 2NF

**£365,000**

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Three Bedroom Terraced House.
- ✓ Original Features.
- ✓ Walking distance to the beach
- ✓ Excellent Transport Links.
- ✓ EPC Rating E

## Key Information

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

## Description

This charming period three bedroom terraced home retains many original features while offering beautifully presented, well-proportioned accommodation, making it an ideal family home. The property has been significantly improved by the current owner, including a professional replacement of the heating and hot water system with a modern boiler and radiators, a complete refurbishment of the kitchen, and comprehensive redecoration throughout. Original wooden floors have been carefully restored, stripped, sanded and refinished, enhancing the home's character while providing a stylish, contemporary finish.

The property's welcoming entrance hallway leads through to two elegant reception rooms and a fitted kitchen. To the first floor, there are three generously sized bedrooms, a family bathroom with separate shower enclosure, and an additional separate W.C.

Externally, the property benefits from a private rear yard, along with a small garden to the front.

Ideally positioned on a sought-after street, the property is located close to Whitley Bay's beautiful coastline and seafront, with a wide range of local shops, amenities, and excellent transport links all within easy reach.

Council Tax Band: C

Tenure: Freehold

Price: £365,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Living Room

4.64m x 5.43m (15'2" x 17'9")

A bright living room is positioned to the front of the property, featuring a bay window overlooking the front garden, complemented by high ceilings and traditional cornicing.



## Dining Room

3.93m x 3.79m (12'10" x 12'5")

A separate dining room, offering a versatile space perfect as a second living area, dining room, or home office.



## Kitchen

3.31m x 4.78m (10'10" x 15'8")

Located at the rear of the property, the kitchen is fitted with a range of floor and wall units with wooden worktops and offers direct access to the rear yard.



## Bedroom 1

3.55m x 4.51m (11'7" x 14'9")

The main bedroom is located at the front of the property, a light and spacious room featuring a charming fireplace.



## Bedroom 2

3.99m x 3.83m (13'1" x 12'6")

The second double bedroom is located at the rear of the property, a generous and bright room filled with natural light.



## Bedroom 3

2.37m x 3.43m (7'9" x 11'3")

A good-sized third bedroom is positioned at the front of the property, offering a versatile and comfortable space.



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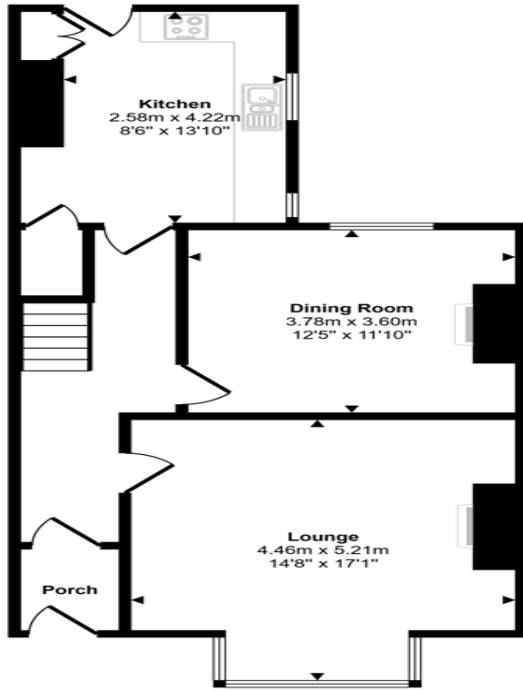
## Bathroom

3.16m x 3.05m (10'4" x 10'0")

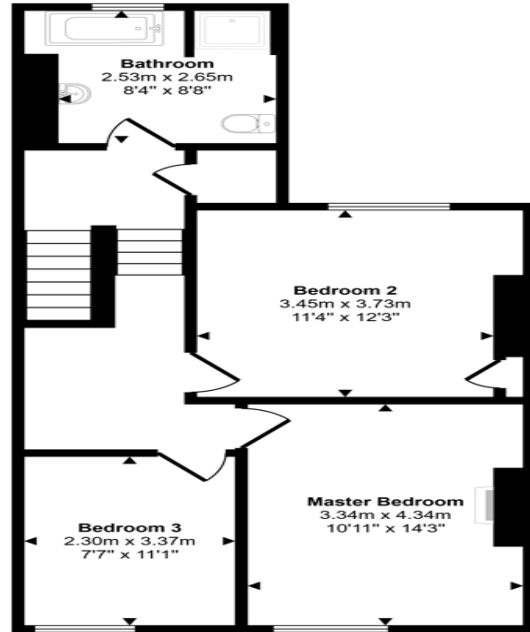
The bathroom is located at the rear of the property and is fitted with a white suite and a separate shower cubicle. In addition, there is a convenient W.C. off the hallway.



Approx Gross Internal Area  
121 sq m / 1302 sq ft



Ground Floor  
Approx 61 sq m / 662 sq ft



First Floor  
Approx 59 sq m / 640 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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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