



Beech Grove Whitley Bay

An Edwardian, period family home located on this highly sought after street in the heart of Whitley Bay. Within the catchment area for schools of excellence, a short walk from both the beach and vibrant centre offering a plethora of independent shops, amenities, restaurants and cafes. Beech Grove is close to both the Metro and local bus routes and if you enjoy walking there are some fabulous walks along the Wagon Ways or of course, the promenade and beach front. This beautiful home is spacious, light and airy with a super flow throughout. Entrance hallway which opens into the dining area, which also has a feature fireplace, front facing lounge with large window, excellent size family dining kitchen with a stylish fitted range of units with integrated appliances, separate utility room. Split level landing area, three large bedrooms plus an additional study room. Family bathroom with corner bath and shower. Externally, there is a fabulous sized rear garden with patio, lawn and well stocked borders, front garden and potential drive, (subject to approval for dropped kerb). Freehold: EPC: D, Council Tax Band: C

Offer in Excess of £375,000

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Beech Grove

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Entrance Door to:

ENTRANCE HALLWAY: Impressive and spacious hallway with turned, return staircase to the first, floor landing area, laminate flooring, radiator, cornice to ceiling, opening into dining room, door to:

LOUNGE: (front): 15'1 x 11'5, (4.59m x 3.48m), a gorgeous, light and airy front room with two, double-glazed windows, radiator, cornice to ceiling, picture rail

DINING ROOM: (side): 19'0 x 12'5, (5.79m x 3.78m), maximum measurements, two double glazed windows, radiator, feature fireplace, cornice to ceiling, picture rail, door to:

DINING KITCHEN: (rear): 14'2 x 9'1, (4.32m x 2.77m), a stylish family dining kitchen incorporating a range of, cream, shaker style base, wall and drawer units, roll edge worktops, sink unit with hot and cold mixer taps, integrated electric oven, electric hob, plumbed for dishwasher, large under-stair cupboard, panelling and spotlights to ceiling, double glazed window, double glazed door opening to the rear garden, tiled splashbacks, tile effect flooring, open through to:

UTILITY ROOM: 11'6 x 5'7, (3.51m x 1.70m), plumbed for automatic washing machine, radiator, two double glazed windows, panelled ceiling



HALF LANDING AREA: stairs up to the first floor, door to:

BATHROOM: Modern family bathroom with corner bath with hot and cold mixer taps, chrome shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, double glazed window

BEDROOM THREE: (side): 9'3 x 7'1, (2.82m x 2.16m), spacious third bedroom, radiator, double glazed window



FIRST FLOOR LANDING: Impressive landing with loft access, we have been advised that the loft has pull down ladders and is mostly boarded for storage purposes, door to:

BEDROOM ONE: (front): 14'5 x 12'3, (4.39m x 3.73m), fitted, sliding wardrobes providing ample hanging and storage space, radiator, double glazed window



BEDROOM TWO: (side): 12'0 x 10'4, (3.66m x 3.15m), radiator, double glazed window



STUDY: (front): 7'0 x 4'2, (2.18m x 1.2m), double glazed window

EXTERNALLY: A beautiful, North Westerly rear garden with patio, lawn, well stocked borders, outside tap, side path with access to the front garden and driveway, (subject to dropped kerb approval)

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: C

EPC Rating: D

WB2179/AI/DB/30.11.2023/V.2





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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