FOR SALE

# 48 PERCY ROAD, WHITLEY BAY NE26 2AY
## £450,000

4 BEDROOM HOUSE - TERRACED

- FOUR BEDROOM MID TERRACE HOUSE
- POPULAR COASTAL LOCATION
- TWO RECEPTION ROOMS
- CONTEMPORARY KITCHEN & UTILITY ROOM
- FAMILY BATHROOM WC & DOWNSTAIRS WC
- FRONT TOWN GARDEN
- SOUTH EAST FACING REAR YARD
- EPC RATING D

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
15'8 x 14'5

KITCHEN
12'2 x 11

RECEPTION ROOM
10'11 x 10'4

UTILITY ROOM
9'2 x 6

DOWNSTAIRS WC

LANDING

BEDROOM
14'7 x 11'10

BEDROOM
10'10 x 7'8

BATHROOM WC
12'6 x 11'11

LANDING

BEDROOM
19'4 x 10'2

BEDROOM
11'9 x 8'3

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Situated in the heart of sought-after Whitley Bay, this characterful four-bedroom mid-terrace home beautifully combines period charm with stylish modern living. Set over three generous floors, the property offers a superb layout, generous accommodation and a sunny south-facing rear yard, making it an excellent choice for families, professionals and those seeking a vibrant coastal lifestyle. Just approximately 100 metres from the seafront, the property is perfectly positioned to enjoy everything this popular coastal town has to offer. Whitley Bay is renowned for its award-winning beaches, beautiful coastline, thriving cafés, restaurants and excellent transport links, all within easy reach.

The property welcomes you with a vestibule leading to an inviting entrance hall with staircase to the first floor. To the front is an elegant reception room featuring a bay window, an attractive period fireplace with overmantel and a recessed log burner. The impressive contemporary kitchen is fitted with an extensive range of units, Quartz worktops, under cabinet lighting, integrated eye level double oven, gas hob, extractor, fridge freezer and dishwasher, and opens into a bright second reception room with a striking lantern roof and doors leading to the rear yard. A useful utility room provides additional storage and appliance space, together with a stylish downstairs WC.

The first floor offers a spacious landing, ideal as a reading or study area, two well-proportioned bedrooms and a stunning family bathroom complete with a bath, walk-in rainfall shower, vanity wash basin and WC. The second floor provides two further bedrooms, one retaining a charming period fireplace, whilst the other is currently used as a home office.

Externally, there is a town garden to the front and a beautifully presented south east facing rear yard with stone paving, feature wall panelling and raised sleeper planting beds, creating an attractive and low maintenance outdoor space.

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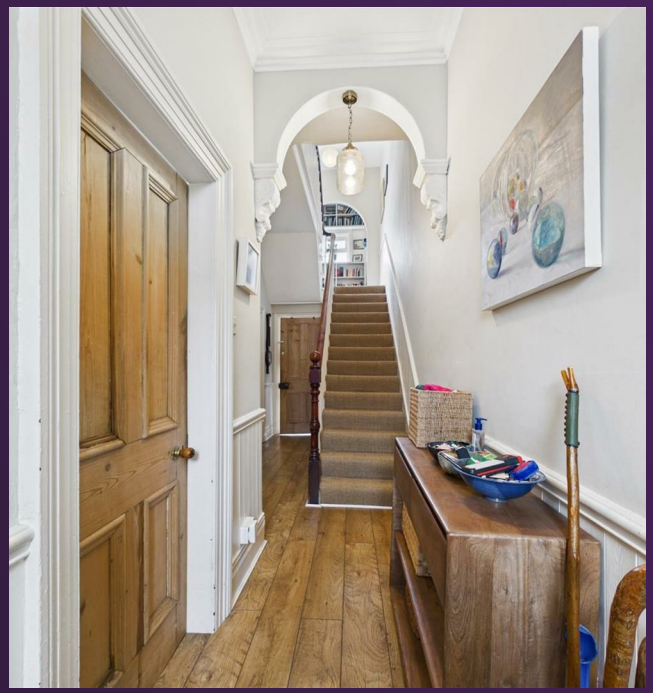

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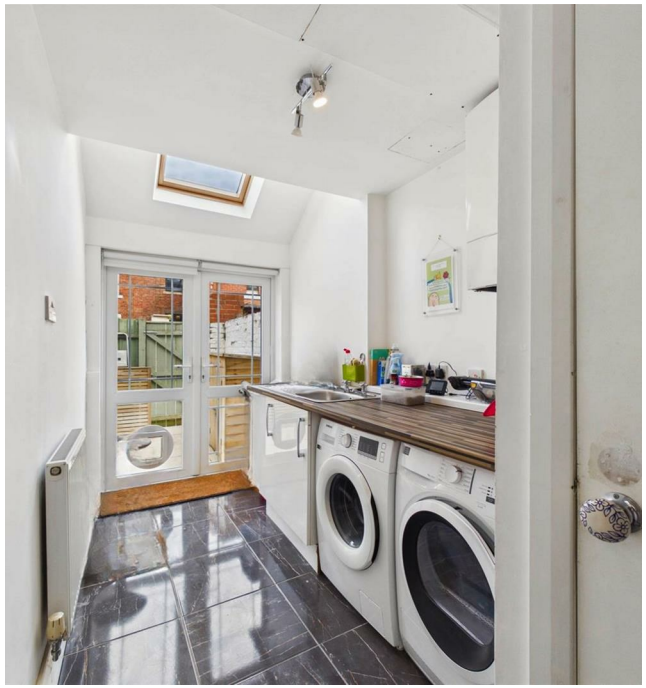

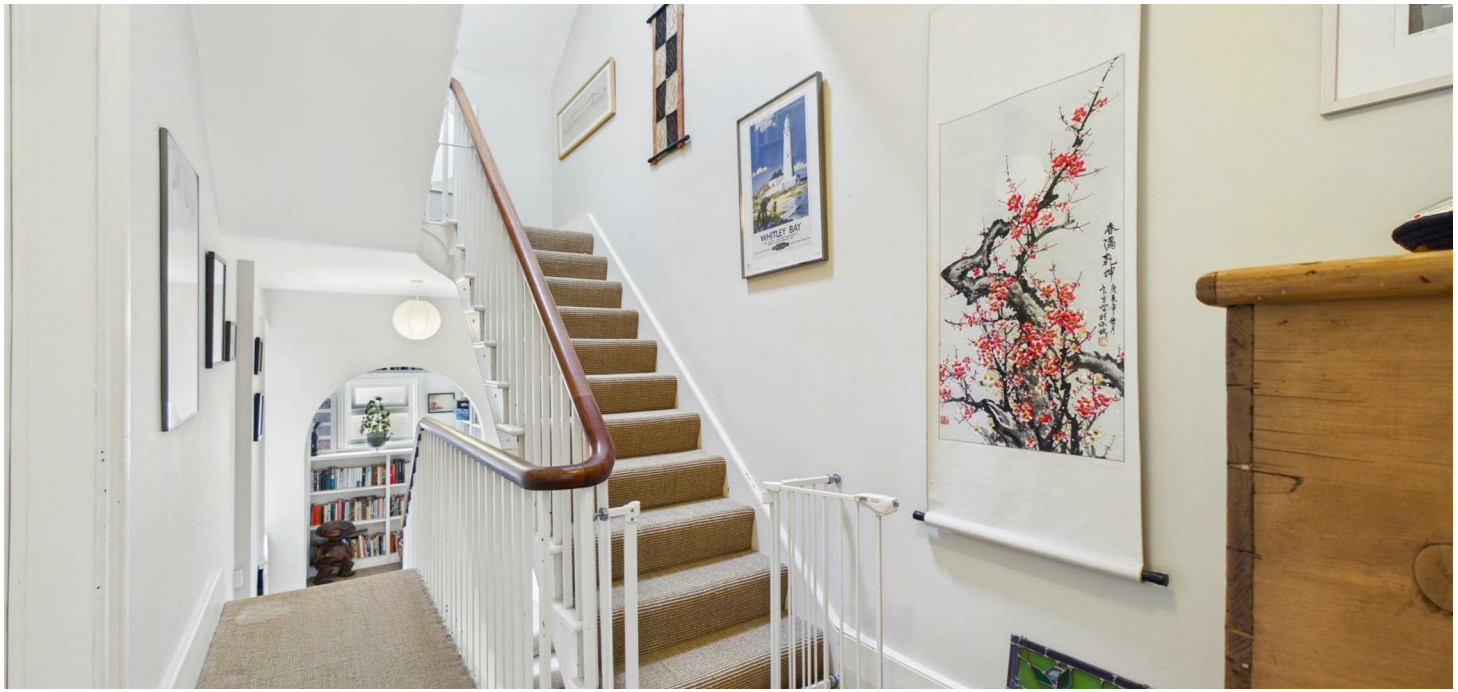

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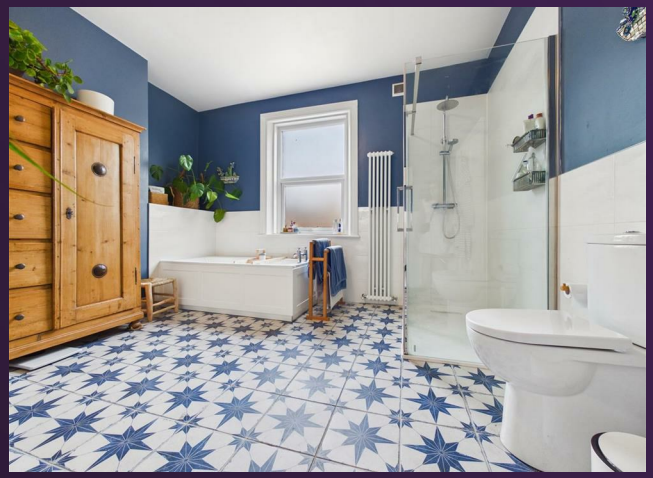

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FLOORPLAN

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Floor 0

Floor 1

Floor 2

**Approximate total area**[1]

1605 ft²

**Reduced headroom**

46 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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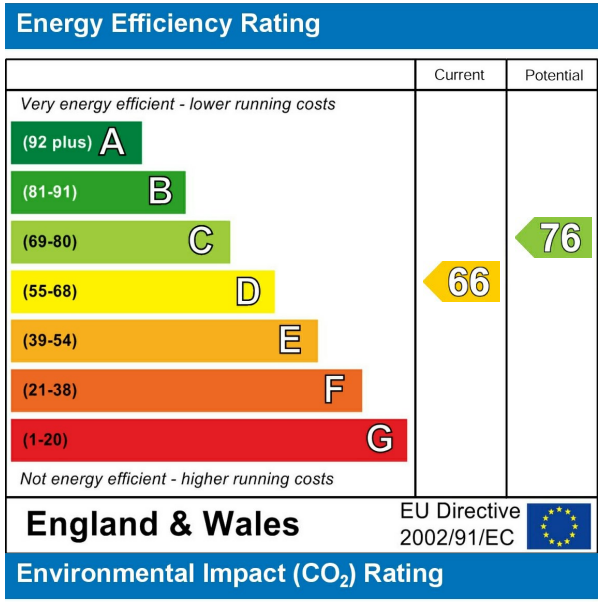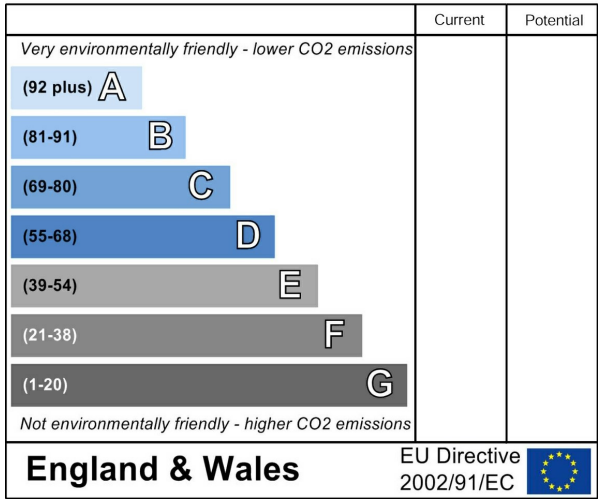
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