

FOR
SALE

4 COLLINGWOOD TERRACE, WHITLEY BAY NE26 2NP
£475,000



5 BEDROOM HOUSE - MID TERRACE

- FIVE BEDROOM MID TERRACE HOUSE
- TWO SPACIOUS RECEPTION ROOMS
- BEAUTIFUL KITCHEN DINER
- TWO BATHROOMS WC & DOWNSTAIRS WC
- SUBSTANTIAL FRONT GARDEN
- REAR YARD
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
15'2 x 13'5

RECEPTION ROOM TWO
13 x 12

KITCHEN DINER
21'9 x 8'7

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM ONE
13'8 x 12'8

BEDROOM TWO
13'5 x 13'4

BEDROOM THREE
9'6 x 7'9

BEDROOM FOUR
9 x 7'2

BATHROOM WC
5'10 x 5'8

SECOND FLOOR LANDING

BEDROOM FIVE
17'6 x 8'7

BATHROOM WC
8'10 x 6'4

FRONT GARDEN
REAR YARD

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This lovely, rare to the market, mid terrace house was built circa 1893 and is perfectly located in a popular coastal area. It displays a variety of modern features with period charm and is ideal for a family.

With over 1550 square feet of accommodation set over three floors, this characterful property consists of a vestibule and entrance hallway with stairs up to the first floor and doors to the spacious reception rooms and kitchen diner. The front facing reception is elegant with a period feature fireplace. The fabulous kitchen diner easily accommodates a family dining table and benefits from a range of units with contrasting worktops, space for a range oven with chimney hood, space for a washing machine and door to the downstairs WC. To the first floor there are three double bedrooms, a smaller fourth bedroom and a lovely bathroom benefitting from a bath with shower over, vanity wash basin and low level WC. There is a spacious fifth bedroom on the top floor and a stylish bathroom with walk in shower, vanity wash basin and integrated WC. Externally there is a substantial front garden, in front of the property there is a lawn and mature shrubs, then there is a generously sized section accessed from the footpath with patio providing a seating area and a further section with lawn and mature shrubs. To the rear of the property there is a covered yard.

The generous size, fabulous location and perfect family feel of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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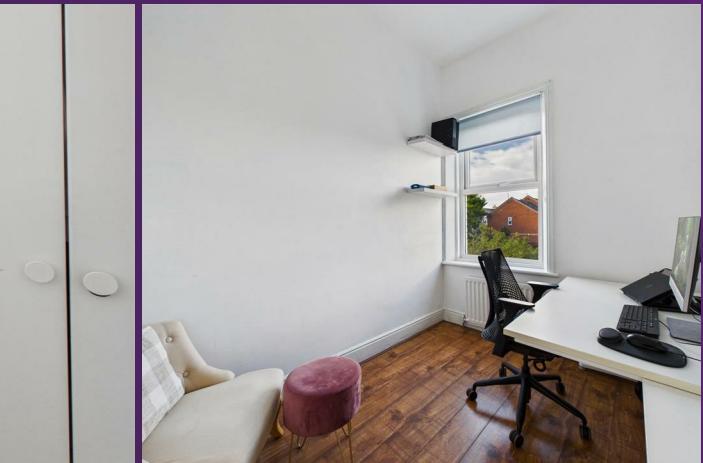
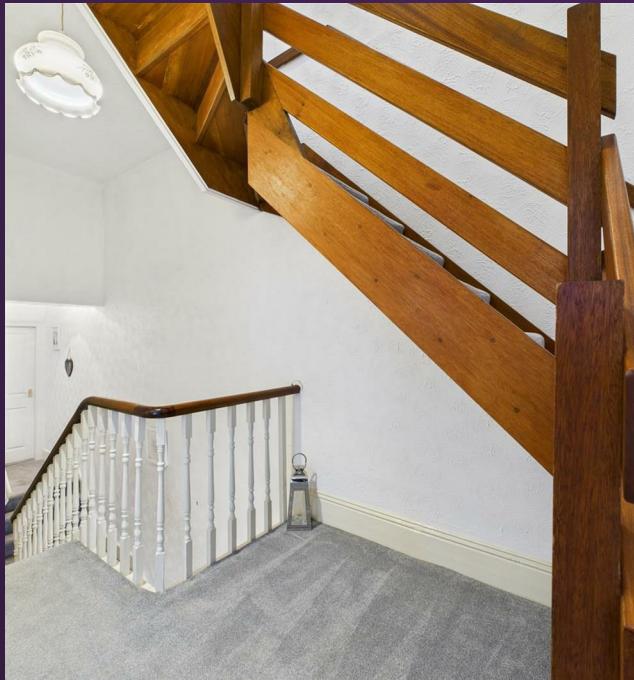
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SMOKE ALARMS

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.

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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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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