

33 STATION ROAD
WHITLEY BAY NE26 2QZ
£385,000



- **FIVE BEDROOM TERRACE HOUSE**
- **LOUNGE & DINING ROOM**
- **CONTEMPORARY KITCHEN**
- **DOWNSTAIRS WC**
- **TWO BATHROOM WC'S**
- **SOUGHT AFTER LOCATION**
- **LOVELY FRONT GARDEN**
- **WEST FACING REAR YARD**
- **ELEVATED SEA VIEWS**
- **EPC RATING D**

This beautiful and well presented terrace property is perfectly situated within a sought after location.

It displays an abundance of period and modern features and is ideal for a family. This is a five bedroom property set over three floors. Ground Floor: lounge, dining room, kitchen, downstairs WC with access to cellar. First Floor: three bedrooms, bathroom WC. Second Floor: bedrooms four and five, study area, bathroom WC. Externally: front garden, West facing rear yard. The fabulous location, generous size and exceptional features of this property makes for a very exciting opportunity which can only be truly 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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ENTRANCE HALLWAY

Enter through composite front door with glass inserts and panel above into entrance hallway with decorative ceiling, dado rail, ceiling spotlights and stairs incorporating spindles to first floor. Door to lounge, kitchen and downstairs WC.

LOUNGE

17'5" x 12'11"

(measurements into bay and recess)

The lounge is bright and front facing with ceiling cornices, picture rail, UPVC double glazed walk in bay window and feature fireplace with wood surround, cast iron insert, hearth and decorative side tiles. There are built in cupboards with shelving above to both recesses, double radiator and TV point.

DINING ROOM

15'2" x 11'6"

(measurements into recess)

The dining room is versatile and rear facing with ceiling coving, ceiling rose, picture rail, feature cast iron fireplace with cast iron insert and hearth, double radiator and UPVC double glazed French doors leading to rear yard. Open archway to kitchen.



KITCHEN

16'2" x 8'9"

Lovely kitchen benefitting from wall, base and drawer units with contrasting worktops incorporating one and a half bowl sink with mixer taps, drainer and tiled splash backs. Integrated appliances include single oven, ceramic hob, extractor hood and fridge freezer. There are recess spotlights, UPVC double glazed window, vertical radiator and UPVC door with obscured insert and panel above to rear yard.

DOWNSTAIRS WC

7'7" x 2'7"

Complete with half pedestal wash basin, low level WC, ceiling spotlights, cupboard housing fuse box and wood flooring with access to cellar providing additional storage space.

FIRST FLOOR LANDING

Landing complete with dado rail, single radiator and stairs to second floor landing. Doors to bedrooms one, two and three and bathroom WC.

BEDROOM ONE

17'8" x 11'3"

(measurements into bay and recess)

Bedroom one is front facing with ceiling coving, picture rail, UPVC double glazed walk in bay window providing elevated sea views, double radiator and TV point.

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BEDROOM TWO

15'6" x 11'4"

Bedroom two is rear facing with ceiling coving, ceiling rose, UPVC double glazed window, double radiator and TV point.



BEDROOM THREE

9'7" x 6'4"

Bedroom three is front facing with UPVC double glazed window and double radiator.

BATHROOM WC

11'6" x 8'9"

Bathroom complete with free standing roll top bath, walk in rainfall shower to recess, pedestal wash basin and low level WC.

There are ceiling spotlights, extractor fan, UPVC double glazed obscured window, velux window, cupboard housing boiler, towel warmer and shaver socket.



SECOND FLOOR LANDING

Currently utilised as a light and bright study area with ceiling spotlights, loft access, velux window, double radiator and doors to bedrooms four, five and second floor bathroom WC.



BEDROOM FOUR

16'6" x 10'2"

(measurements into bay)

Bedroom four is front facing with ceiling spotlights, UPVC double glazed walk in dormer window and single radiator with elevated sea views.



BEDROOM FIVE

13'5" x 10'3"

Bedroom five is rear facing with UPVC double glazed walk in dormer window and single radiator.

SECOND FLOOR BATHROOM

WC

9'7" x 7'10"

(measurements including recess) Bathroom complete with

integrated bath, walk in shower to recess, pedestal wash basin and low level WC. There are ceiling spotlights, extractor fan, velux window, tiled walls to half wall height, towel warmer and tiled flooring.

FRONT GARDEN

The front garden is laid to lawn with mature shrubs, borders and a low walled boundary with hedge to front and fence to side.

REAR YARD

Beautiful West facing rear yard with decking incorporating in set lighting, water tap and a walled boundary with roll top garage door leading to rear lane.

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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.

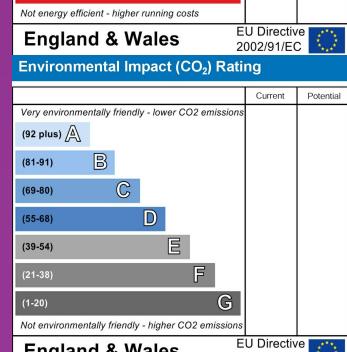
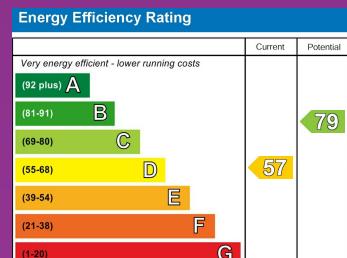
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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The Properties Misdescription Act, 1991

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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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.

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