

FOR  
SALE

1 KEW GARDENS, WHITLEY BAY NE26 3LY  
£345,000



3 BEDROOM HOUSE - END TERRACE

- THREE BEDROOM PLUS STUDY END TERRACE HOUSE
- WELL CONVERTED & PRESENTED
- SPACIOUS RECEPTION ROOM
- KITCHEN DINER & UTILITY ROOM
- FAMILY BATHROOM & SEPARATE WC
- WEST FACING SIDE YARD
- NO UPPER CHAIN
- EPC RATING E

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ENTRANCE HALLWAY

RECEPTION ROOM  
16'1 x 12'7

KITCHEN DINER  
15'8 x 11'2 & 8'2 x 6'4

UTILITY ROOM  
8'2 x 5'9

LANDING

BEDROOM ONE  
16 x 12'8

BEDROOM TWO  
8'10 x 7'8

STUDY  
9'2 x 5'10

BATHROOM WC  
9 x 6'4 & 6'7 x 4'10

BEDROOM THREE  
27'6 x 7'2

SEPARATE WC

SIDE YARD

## 1 KEW GARDENS, WHITLEY BAY NE26 3LY

This rare to the market and characterful, end terrace house was built circa 1902 and is perfectly located in a sought after residential area. It boasts a wealth of period charm, has no upper chain and is ideal for a range of buyers. With over 1340 square foot of accommodation set over three floors this well converted property consists of an entrance hallway with under stairs storage and doors to the reception room and kitchen diner. The reception room is light and spacious with a period feature fireplace and the good sized kitchen diner accommodates a family dining table and benefits from units with wood worktops, space for range oven with chimney hood over, space for a fridge freezer and a dishwasher. The utility room has further units and a door to the side yard. To the first floor there are two bedrooms, a study which could also be used as a nursery and a good sized family bathroom with roll top bath, walk in shower, pedestal wash basin and WC. Bedroom three is located on the top floor with ample eaves storage, a walk in shower and a separate WC with wash basin. Externally there is a West facing side yard with gated access to the street to provide the option of off street parking.

The generous size, potential and fabulous location 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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#### 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.



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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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