



SIGNATURE

by Mark Small

NORTH EAST



MARINE AVENUE, WHITLEY
BAY, NE26 1NE

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A fantastic opportunity has arisen to purchase this stunning four/five bedroom property, which has been fully refurbished throughout and offers magnificent period features. Positioned in an excellent location by Whitley Bay sea front, this traditional property has very flexible living accommodation over three floors and currently benefits from two separate lounge areas, both with lovely views courtesy of large bay windows.

The property begins with an entrance lobby and beautifully decorated hallway area, providing access to all principle rooms of the ground floor. Through the hallway there is access to an impressive living room offering a spacious sitting area and a magnificent fireplace as well as a living flame fire. Also leading from the hallway is an open plan dining area, with space for a large dining table and an additional sitting area. To the right is a stylish, modern breakfasting kitchen, with integrated appliances and boasts limestone worktops and luxurious slate splash backs, as well as under floor heating for comfort. The kitchen has access to the ground floor W.C and a door to the rear yard.

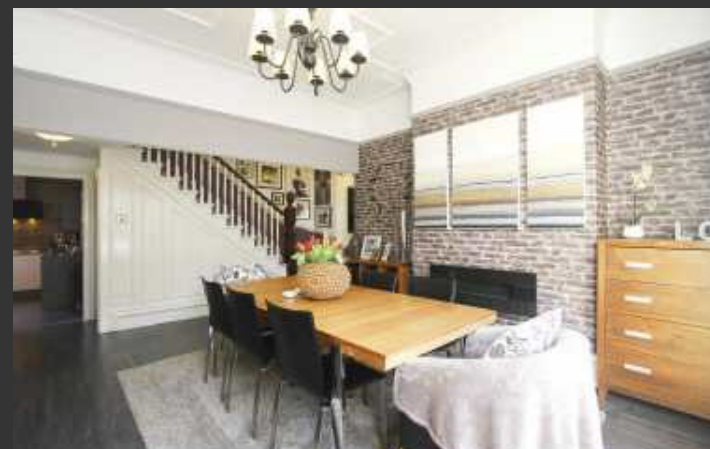
To the first floor of the property is a very generous, second living area, again with bay windows and a beautiful feature fireplace. This is a lovely place to sit and enjoy the elevated position and views. There are also two spacious double bedrooms on this floor and a modern shower room.

The second floor offers two further double bedrooms. There is also a utility room provided on this floor which offers a washer and separate dryer and a recently refurbished bathroom with under floor heating.

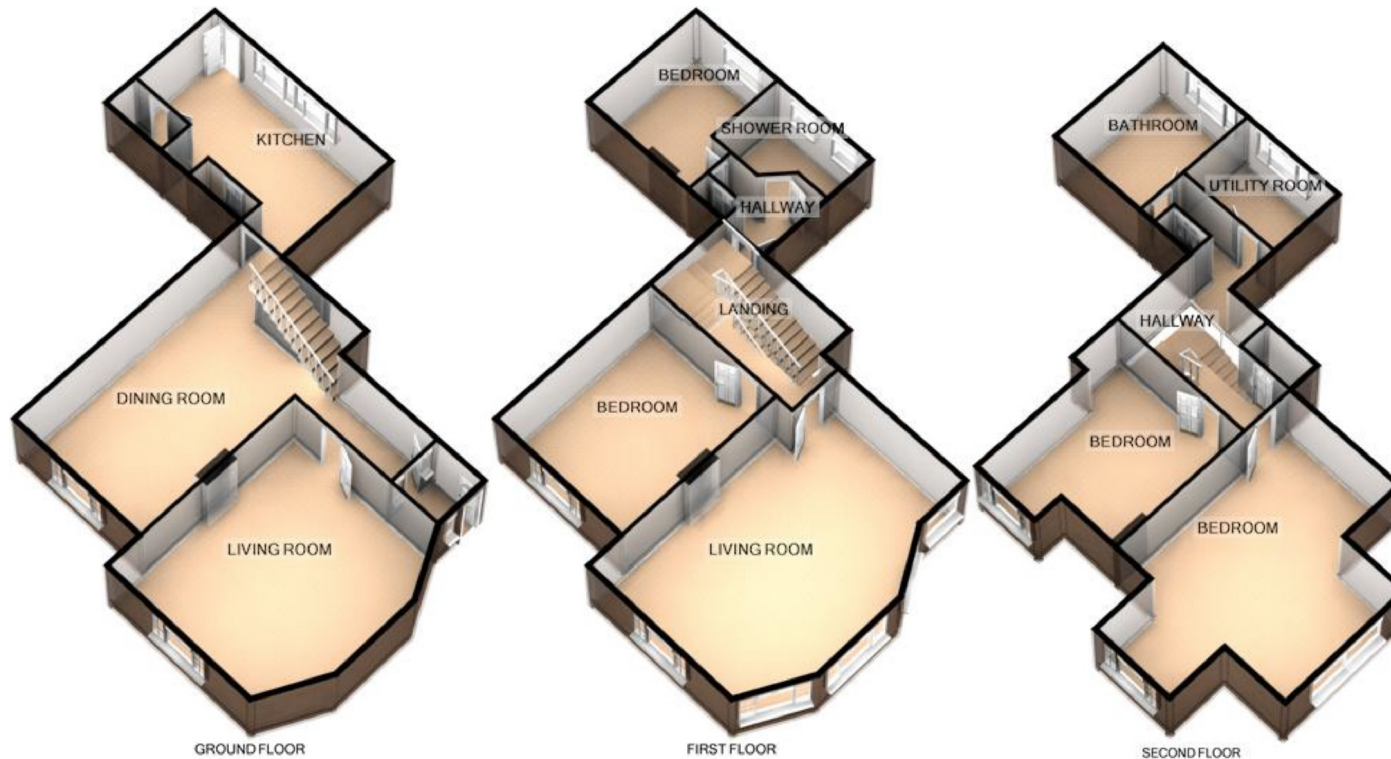
Externally, the property offers a spacious front driveway with parking for at least three vehicles, and a private rear yard, with room for seating areas.

Whitley Bay is a sought after and popular residential area idyllically positioned close to the beautiful North East coastline. It has access to major road links as well as highly regarded schooling at all levels, as well as café's, bars and restaurants.

£495,000



Property Floorplan



Measurements:

KITCHEN 20'1 X 12'3
DINING ROOM 21'7 X 13'10
LIVING ROOM 16'1 X 15'7
LOUNGE 20'11 X 16'1
BEDROOM ONE 14'2 X 14'1
BEDROOM TWO 12'6 X 10'4
BEDROOM THREE 21'8 X 12'10
BEDROOM FOUR 14'1 X 10'3
SHOWER ROOM 9'3 X 4'11
BATHROOM 12'4 X 9'9
UTILITY 10'2 X 7'10

EPC Rating

MARINE AVENUE, WHITLEY BAY

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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