



Garden Terrace Earsdon Village

Beautiful, period inspired terrace, circa 1900 in the heart of the stunning Earsdon Village. Sympathetically updated throughout, with a wonderful twist of contemporary to compliment the Victorian room sizes and ambience. Earsdon Village is steeped in history and has lots of gorgeous walks, two local pub/restaurants yet is close enough to multiple schools of excellence, bus routes and approximately a 5 minute drive to Whitley Bay sea front and beach. It is also just a 5-10, minute walk to the nearest Metro station. This lovely terraced house is set back with ample on street parking to the front, an impressive hallway welcomes you with feature panelling, downstairs cloaks/w.c., the lounge boasts a double glazed sash window with fitted shutters, attractive feature fireplace, marble hearth, back panel and recess, separate dining room with recessed feature hearth and stunning multi fuel stove fire, flowing into the outstanding, re-fitted family kitchen, which is oozing style and luxury, boasting integrated appliances and Victorian style tiling, separate large utility area/workspace with additional boot room/walking storage and doors out to the rear town garden. There is a spacious landing to the first floor and three excellent sized bedrooms, the two front rooms with fitted window shutters and lovely views, luxurious family bathroom with walk in double shower cubicle and freestanding bath. Large outside town garden with gated access/exit. Freehold: EPC:D, Council Tax Band: C, Gas, Electric, Water, Sewerage: Mains Supplied, Broadband: Fibre, Mobile Phone Signal Blackspot: No, Mining: The property is not known to be on a coalfield and is unknown whether to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any

£285,000

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Garden Terrace

Earsdon Village

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Impressive and spacious hallway with feature panelling to one wall, spindle staircase to the first floor, four pillar radiator, coving to ceiling, wood effect flooring, door to:

DOWNSTAIRS CLOAKS/WC.: Pedestal washbasin, low level w.c., storage cupboard housing gas meter

LOUNGE: (front): 15'0 x 13'5, (4.57m x 4.09m) Beautiful and spacious lounge with double glazed sash window and fitted window shutters, attractive feature fireplace with recess, marble hearth and back panel, fitted cupboards and shelving into alcoves, cornice to ceiling, picture rail, wood effect laminate flooring, cast iron, four pillar radiator

DINING ROOM: (rear): 15'9 x 13'0, (4.80m x 3.96m) With measurements into alcoves, feature recessed hearth, stunning multi fuel stove fire, wood effect flooring, picture rail, cornice to ceiling, four pillar radiator, double glazed window, through to:

KITCHEN: 11'2 x 7'9, (3.40m x 2.36m) A luxury, re-fitted kitchen oozing with style and quality. Fitted with a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, microwave combi oven, induction hob, cooker hood, fridge and freezer, integrated bin, wine rack, dishwasher, brick bond tiling, single drainer sink unit with mixer taps, contemporary laminate flooring, double glazed window

BOOT ROOM/REAR HALL: 6'5 x 6'0, (1.96m x 1.83m) Accessed from the dining room, double glazed window and door out to the rear yard, sink unit, through to:

UTILITY ROOM: (rear): 6'2 x 5'7, (1.88m x 1.70m) Double glazed window, plumbed for automatic washing machine, combination boiler

WORKSHOP: 12'3 x 5'3, double glazed window



FIRST FLOOR LANDING AREA: Spacious landing, loft access, we have been advised that the loft has pull down ladders and is approximately three quarter boarded for storage purposes

FAMILY BATHROOM: 12'4 x 7'8, (3.76m x 2.33m) A luxurious, re-fitted family bathroom. Indulge in this fabulous space with a freestanding bath, freestanding tap with hot and cold mixer taps and spray, walk in double shower cubicle with chrome shower and additional forest waterfall spray, vanity sink unit with mixer taps and stylish countertop sink, low level w.c. with push button cistern, brick bond tiling, illuminated and heated mirror, spotlights to ceiling, Victorian style cast iron/white radiator, double glazed window, coving, tiled floor

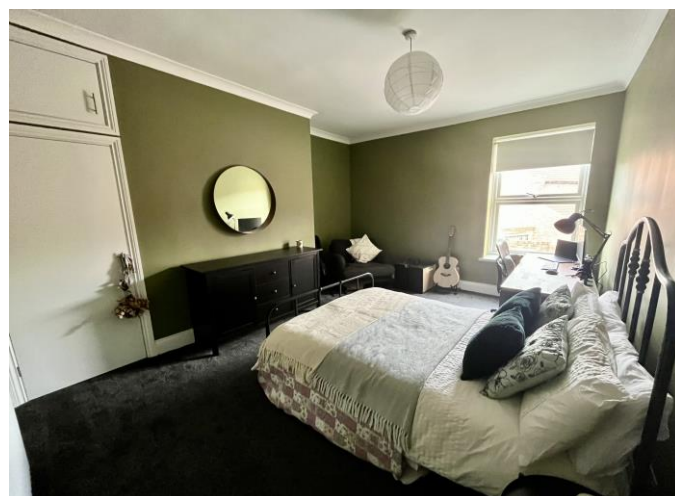


BEDROOM ONE: (front): 15'0 x 12'3, (4.57m x 3.73m) With measurements into alcoves, double glazed sash window with fitted shutters, four pillar radiator, feature panelling, coving to ceiling



BEDROOM TWO: (rear): 16'0 x 13'0, (4.88m x 3.96m) Excellent sized second bedroom with fitted storage into alcoves, radiator, coving to ceiling, double glazed window

BEDROOM THREE: (front): 11'6 x 9'0, (3.51m x 2.74m) Maximum measurements, storage cupboard, double glazed sash window with fitted shutters, four pillar radiator



EXTERNALLY: A large, enclosed rear town garden with gated access/exit, outside tap.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: Fibre

Mobile Signal Coverage Blackspot: NO

Parking:

MINING

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TENURE

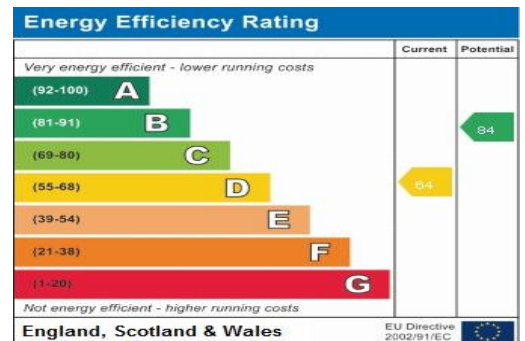
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: C

EPC Rating: D

WB2093/AI/DD/25.09.2023/V.3





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