



Duchess Street Whitley Bay

Absolutely one of the finest examples of its type on the open market right now! You will, without doubt, fall in love with this extended, period terrace family home, which oozes style, elegance, classic design, space and versatility throughout!

Located on this sought after street, within walking distance of the vibrant town centre, Metro, gorgeous beach and coastline and for families, it is within the catchment area for popular local schools. Fabulous vestibule leading through to the outstanding, open hallway with feature turned staircase, the hall flows into the exemplary family dining kitchen with integrated appliances. The front lounge embraces a Victorian classic feel showcasing the wonderful fireplace and cast-iron arch fire, separate utility area and downstairs cloaks/w.c, spacious, double ground floor bedroom. Delightful, feature, split level first floor landing with ample storage, three large double bedrooms and a luxurious Victorian style family bathroom with slipper bath and separate shower area. Private and enclosed rear town garden. We have been advised that the property has in recent years benefitted from a re-wire, new roof, some soundproofing/insulation and new windows.

£330,000

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Contemporary Hardwood Door into:

ENTRANCE VESTIBULE: stunning vestibule with ceramic, Victorian style flooring, coat hooks, half glazed door to:

ENTRANCE HALLWAY: beautifully opened up to make space and a real feature hall, with turned staircase to the first floor, cornice to ceiling, spotlights, vertical radiator, wood floor, door to:

LOUNGE: (front): 13'1 x 12'8, (3.99m x 3.86m) with measurements into feature double glazed window and alcoves, fitted shelving into alcoves, stunning fireplace with cast iron arch fire, wood floor, cornice to ceiling

DINING KITCHEN: 18'0 x 10'3, (5.49m x 3.12m), outstanding, re-fitted dining kitchen, incorporating a range of white, high gloss base, wall and drawer units, Quartz worktops, integrated electric oven, micro/combi oven, five burner gas hob, stainless steel cooker hood, Belfast sink with contemporary hot and cold mixer taps, integrated fridge, freezer and dishwasher, wood flooring, double glazed window, spotlights to ceiling, brick effect tiling, large under-stair cupboard, cast iron, Victorian style radiator, through to:

INNER HALLWAY: double glazed door out to the rear town garden, wood floor, door to:

UTILITY/CLOAKS/W.C.: 5'6 x 3'9, (1.68m x 1.18m), plumbed for automatic washing machine, radiator, spotlights to ceiling, sink unit with mixer taps, low level w.c. with push button cistern, Victorian style tiled floor, brick effect tiling

BEDROOM FOUR: (rear): 11'5 x 7'1, (3.48m x 2.16m), radiator, double glazed window

FIRST FLOOR LANDING: a real feature landing which is split level, fitted wardrobe, additional storage cupboard, loft access with pull down ladders, we understand that the loft is fully boarded with light, door to:

BEDROOM THREE: (rear): 12'1 x 7'0, (3.68m x 2.13m), radiator, double glazed window, wood floor



BEDROOM ONE: (front): 14'0 x 9'4, (4.27m x 2.84m), plus depth of alcoves, beautiful principal bedroom with double glazed window, Victorian style cast iron radiator, wood floor

BEDROOM TWO: (front): 14'1 x 7'11, (4.29m x 2.41m), Victorian style cast iron radiator, double glazed window, wood floor

FAMILY BATHROOM: 11'2 x 6'2, (3.40m x 1.88m), a luxurious family bathroom capturing elegance and style in the design and presentation, with a slipper bath, freestanding mixer taps and shower spray, walk in shower cubicle with chrome shower and large, wall mounted rainfall shower head, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, brick effect tiling, storage cupboard housing combination boiler, cast iron, Victorian style radiator, double glazed window, Victorian effect, tiled floor, spotlights to ceiling

EXTERNALLY: private and enclosed rear town garden

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On street Parking/Permit Free

MINING

The property is not known to be on a coalfield and not known 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.

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: B

EPC RATING: TBC

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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