



Bideford Gardens | Whitley Bay | NE26 1QW

£385,000

Elegant Edwardian double-fronted terrace, just a short walk from our gorgeous beach, vibrant town centre, promenade and local schools of excellence! Offering three floors of charm, generous proportions, period features and flexible living space, perfect for families, professionals or holiday home seekers! You are welcomed by a stunning entrance vestibule and hallway, with original leaded light windows and feature turned staircase up to the first and second floor. Front facing lounge with bay window, feature fireplace and gas, living flame fire.

Family dining kitchen, once more enjoying a feature bay window, allowing the room to be flooded with natural light, opening through to the kitchen area with French doors out to the court yard and integrated oven/hob, separate utility space, downstairs shower/w.c.. Gorgeous, split level half landing area with two large double bedrooms to the first floor and one large double bedroom on the second floor. Contemporary and stylish first floor bathroom with fully tiled walls. Private and enclosed rear courtyard, front forecourt garden with side driveway for off street parking, no onward chain!

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Original Entrance Door with Side Panels to:

ENTRANCE VESTIBULE: stunning vestibule with tiled floor, original double doors with stained leaded light inserts to:

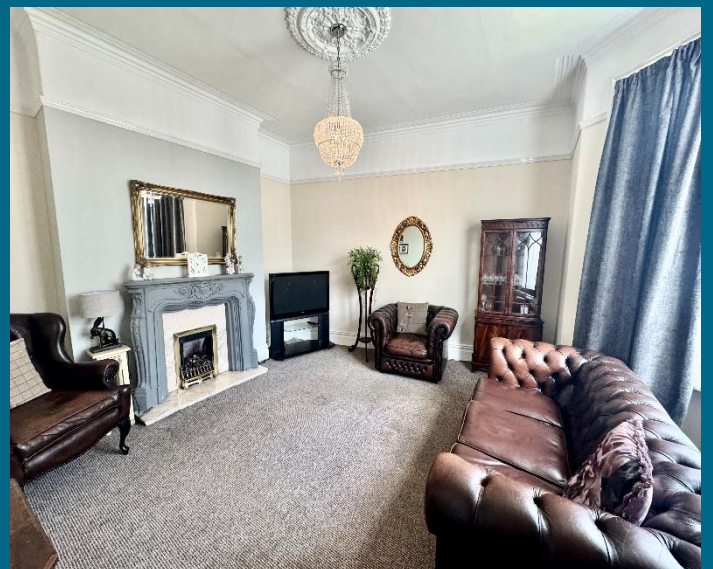
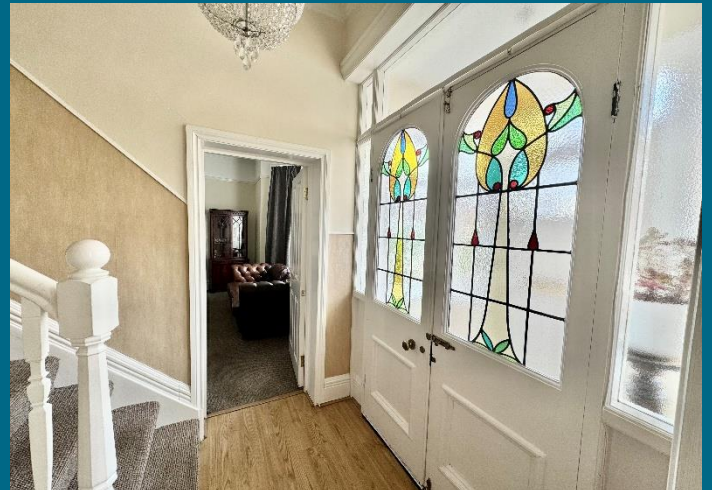
ENTRANCE HALLWAY: central, feature turned original staircase up to the first floor, radiator, large under-stair cupboard, wood effect flooring, door to:

LOUNGE: (front): 14'6 x 13'5, (4.42m x 4.09m), with measurements into alcoves and double -glazed bay window with stained, leaded light tops, attractive feature fireplace with marble hearth, gas living flame fire, ceiling rose, cornice and picture rail, radiator and radiator cover

DINING KITCHEN: (front): 18'5 x 13'2, (5.61m x 4.01m), plus depth of feature double glazed bay window with stained leaded light tops, radiator, radiator cover, laminate flooring, down lighters, the kitchen is fitted with a range of base, wall and drawer units, contrasting roll edge worktops, tiled splashbacks, one and a half bowl sink unit with mixer taps, integrated electric oven, hob and cooker hood, double glazed French doors out to the courtyard

UTILITY AREA: 4'8 x 4'2, (1.42m x 1.27m), tiled floor, plumbed for automatic washing machine, spotlights to ceiling, double glazed window, through to:

DOWNSTAIRS SHOWER ROOM/W.C.: contemporary shower room, comprising of, shower cubicle, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, chrome radiator, double glazed window, tiled floor, spotlights to ceiling, extractor fan



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HALF LANDING AREA: stairs to first floor landing, stairs to:

FAMILY BATHROOM: 9'8 x 5'2, (2.95m x 1.57m), stylish, re-fitted bathroom, showcasing, bath with mixer taps, vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled floor, under-floor heating, fully tiled walls, spotlights to ceiling, double glazed window, chrome towel radiator

FIRST FLOOR LANDING AREA: double glazed window, cornice to ceiling, door to:

BEDROOM ONE: (front): 14'3 x 12'9, (4.34m x 3.89m), into alcoves, a gorgeous principal bedroom with double glazed window, laminate flooring, radiator, picture rail, cornice to ceiling

BEDROOM TWO: (front): 11'9 x 10'1, (3.58m x 3.07m), maximum measurements, laminate flooring, radiator, double glazed window

SECOND FLOOR LANDING: double cupboard storage cupboard, door to:

BEDROOM THREE: (dual aspect): 12'8 x 11'7, (3.86m x 3.53m), double glazed dormer window, skylight, radiator, spotlights to ceiling

EXTERNALLY: front forecourt garden area, walled and gated, side gate to driveway. Private rear courtyard with decked patio, walled and gated

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband Cable

Mobile Signal Coverage Blackspot: No

Parking: On street permit parking one free permit additional permit available at a charge of £25 per annum

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: D

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4 Bideford Gardens

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Version 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	65 D
39-54	E		
21-38	F		
1-20	G		

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