



Deneholm | Whitley Bay | NE25 9AU

£475,000

A fabulous, extended family semi-detached home, absolutely immaculate and beautifully presented throughout! Oozing style, space, flexibility and the most glorious aspect to the rear garden, enjoying a South-Westerly position. Within catchment for Ofsted "outstanding" middle and high schools, approximately a fifteen-minute walk from our wonderful coastline and town centre, restaurants and gorgeous walks. With an outstanding, open family dining kitchen, exposed brick chimney breast and recess, gorgeous, high gloss, two colour kitchen with breakfast bar and integrated appliances, stunning family room with doors opening out to the garden and roof lanterns, allowing maximum light into the room, utility room, downstairs cloaks/w.c., garage with ample storage space. The front lounge is stylish and showcases a feature bay window, magnificent fireplace with gas, living flame fire and wood floor. Four excellent sized bedrooms, one with shower cubicle. Luxurious family bathroom with separate shower cubicle. Delightful garden with sunny aspect, patio, lawn and well stocked borders, shed. Front driveway and garden, garage. No onward chain!

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Double Glazed Entrance Door to:

ENTRANCE PORCH: tiled floor, door with leaded light insert through to:

ENTRANCE HALLWAY: wood flooring, radiator, under-stair cupboard, staircase up to the first floor, open through to dining kitchen, additional double glazed window, door to:

LOUNGE: (front): 15'8 x 13'2, (4.78m x 4.01m), with measurements into alcoves and double glazed bay window, stunning feature fireplace with cast iron, gas living flame fire, tiled inset, hearth, wood floor, two radiators

DINING KITCHEN: (rear): 20'1 x 15'6, (6.25m x 4.72m), an outstanding family dining kitchen, beautifully opened and re-designed, showcasing, exposed brick chimney breast and recess, tiled hearth, double glazed French doors through to the family room, cornice to ceiling, radiator, spotlights to ceiling, stylish and contemporary two colour range of base, wall and drawer units, contrasting worktops, integrated electric double oven, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, tiled floor to the kitchen area, wood floor in the dining area, feature panelling, under-stair pantry cupboard, door to utility, through to:

FAMILY ROOM: 19'5 x 10'6, (5.92m x 3.20m), stunning family room with double glazed French doors to the garden, two roof lanterns, spotlights to ceiling, two radiators, tiled floor

UTILITY ROOM: 7'7 x 7'2, (2.31m x 2.18m), fitted base and wall units, roll edge worktops, plumbed for automatic washing machine, tiled floor, radiator, double glazed window, double glazed door out to the garden, combination boiler, door to garage, door to:

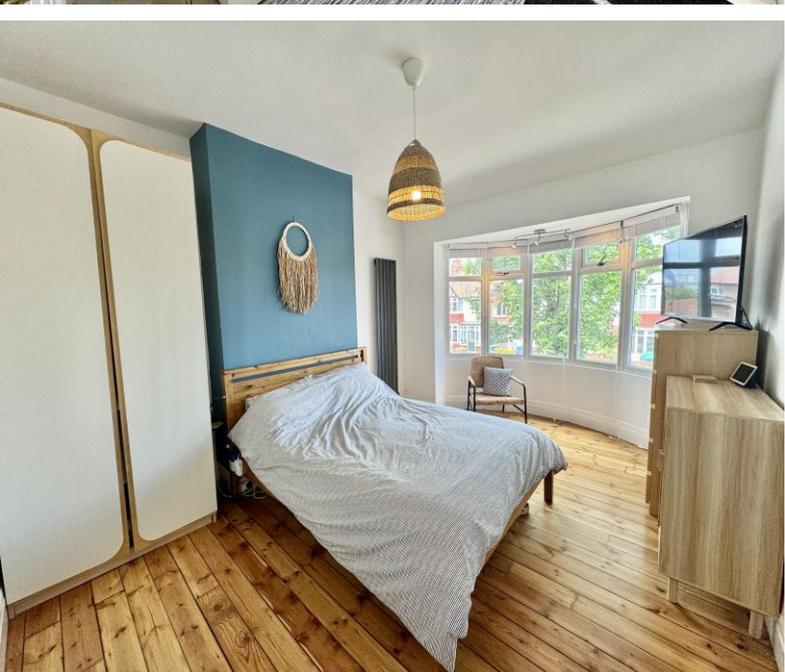
DOWNSTAIRS CLOAKS/WC.: tiled floor, panelled ceiling, low level w.c.



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FIRST FLOOR LANDING AREA: loft access with pull down ladders, we understand that the loft is fully floored for storage purposes, door to:

BEDROOM ONE: (front): 15'8 x 11'6, (4.78m x 3.51m), with measurements into alcoves and feature double glazed bay window, vertical radiator, wood flooring

BEDROOM TWO: (rear): 13'1 x 10'3, (3.99m x 3.12m), wood flooring, storage cupboard, radiator, double glazed window

BEDROOM THREE: (dual aspect), 16'4 x 7'4, (4.98m x 2.24m), two double glazed windows, two radiators, shower cubicle, chrome shower, vanity sink unit with mixer taps

BEDROOM FOUR: (front): 8'2 x 7'6, (2.48m x 2.29m), radiator, double glazed window, wood flooring

BATHROOM: 9'3 x 8'2, (2.82m x 2.48m), stunning and luxurious bathroom comprising of, bath with mixer taps, shower cubicle with chrome shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled floor, brick effect tiling, two double glazed windows, spotlights to ceiling, chrome towel radiator

EXTERNALLY: Beautiful South-Westerly garden with patio, lawn and shed, borders, outside tap. To the front there is a spacious, paved driveway, garden and garage

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains/Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

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: C

EPC RATING: TBC

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"DoubleClick Insert Picture" EPC RATING

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