

Canberra Avenue | Whitley Bay | NE25 9DD

£300,000

A particularly attractive three-bedroom mid-terrace home, offering a lovely blend of character features and contemporary styling throughout. The ground floor is centred around a welcoming living and dining space, with distinct areas for relaxing and entertaining, complemented by an attractive herringbone-style floor, decorative cornicing and an impressive bay window to the front. The living area features a contemporary electric fireplace. The kitchen is fitted with traditional cream cabinetry and incorporates a breakfast bar overlooking the dining area, making excellent use of the available space. To the first floor are three bedrooms, together with a beautifully appointed bathroom featuring a freestanding bath, separate walk-in shower enclosure, contemporary vanity unit and stylish wood-effect wall panelling. Externally, the property benefits from an enclosed rear yard which can be used for parking, finished with extensive patio paving and artificial grass sections, providing a pleasant space for outdoor seating and entertaining.

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3 2 1

THREE BEDROOM HOUSE

LUXURIOUS CONTEMPORARY BATHROOM

WELL-PROPORTIONED LIVING ROOM WITH BAY WINDOW

KITCHEN AND DINING ROOM WITH OPEN BREAKFAST BAR

ENCLOSED REAR YARD WITH EXTENSIVE PAVED PATIO

ENCLOSED FRONT GARDEN

SPACE FOR OFF-STREET PARKING IN REAR YARD

CONVENIENT LOCATION FOR LOCAL SCHOOLS AND AMENITIES

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Accessed via a glazed front entrance door, stairs leading to the first floor, radiator, door to:

LIVING ROOM: 14'11" x 12'7" (4.55m x 3.84m) A well-proportioned reception room featuring a bay window with double glazing, a striking chimney breast with inset contemporary electric fire, herringbone-style flooring, decorative coving, radiator.

DINING ROOM: 14'5" x 12'2" (4.39m x 3.71m) A generous additional reception. Features include a fireplace with decorative surround, double-glazed window, double glazed external door, radiator. The room connects with the kitchen via the breakfast bar.

KITCHEN: 9'10" x 6'7" (3.00m x 2.01m) Fitted with a range of traditional cream wall and base units, wood-effect work surfaces, inset sink with mixer tap and drainer, gas hob, oven and cooker hood. Further features include space for a fridge freezer, plumbing for a washing machine, breakfast bar opening towards the dining room. An under-stairs cupboard provides additional storage.

LANDING: Providing access to the first-floor accommodation, with loft access via a hatch and fitted ladder.

BEDROOM 1: 11'11" x 11'2" (3.63m x 3.40m) A double bedroom with double glazed bow window and radiator.

BEDROOM 2: 9'7" x 13'7" (2.92m x 4.14m) A double bedroom fitted with mirrored sliding wardrobe doors and additional storage, a double-glazed window and radiator.

BEDROOM 3: 7'6" x 8'5" (2.29m x 2.57m) A versatile third bedroom, currently arranged with a desk and workspace. Features include a double-glazed window and radiator.

BATHROOM: 7'7" x 7'11" (2.31m x 2.41m): Beautifully appointed contemporary four-piece bathroom suite comprising a freestanding bath, separate walk-in shower enclosure with rainfall shower and additional handheld attachment, low-level W.C and vanity basin with countertop wash bowl and storage beneath. Large-format porcelain wall and floor tiling, complemented by attractive wood-effect feature panelling, matt black fittings, wall-mounted heated towel rail and double glazed window.

EXTERNAL: To the front established shrubs and planting provide greenery, with a paved pathway leading to the entrance and a low wall and fenced boundary.

The enclosed rear yard is predominantly paved, providing a substantial patio and seating area. Artificial grass sections run along the sides, with a combination of painted boundary fencing and brick walls enclosing the space. There is an up and over garage door which can provide access for off-street parking.

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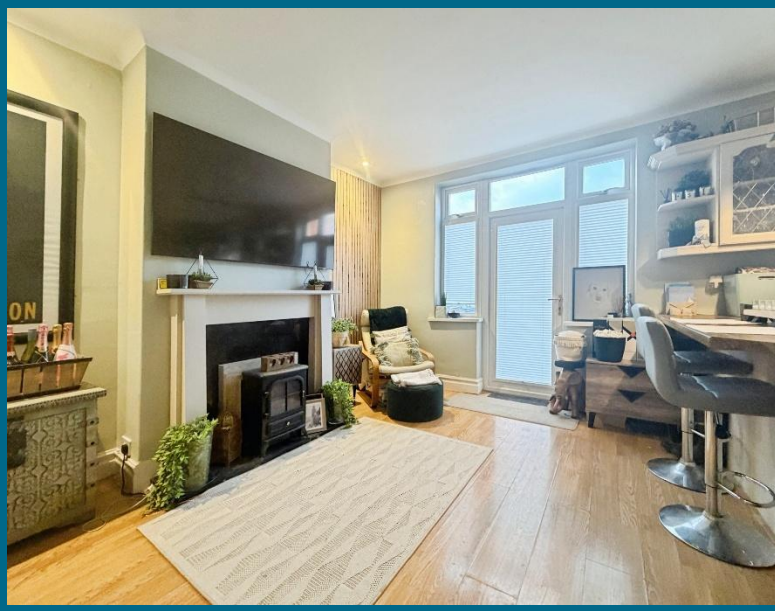

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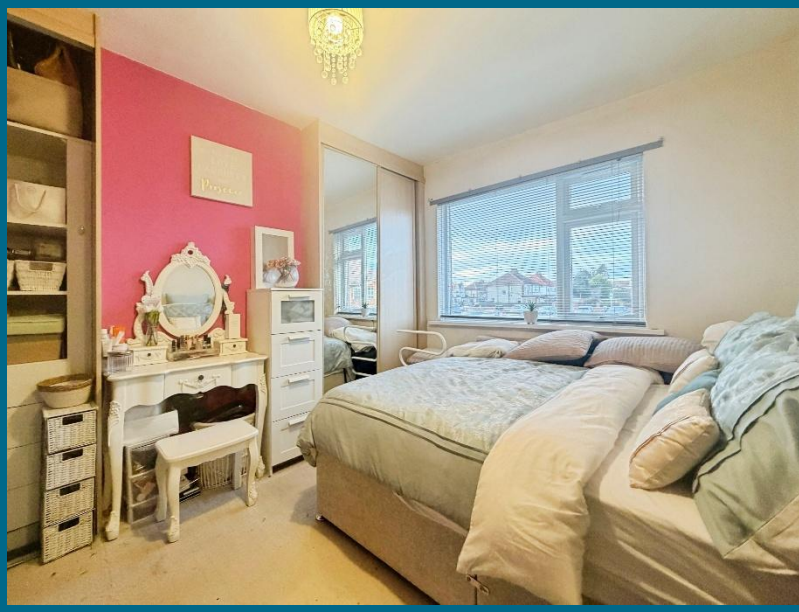



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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Rear Yard Parking

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.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

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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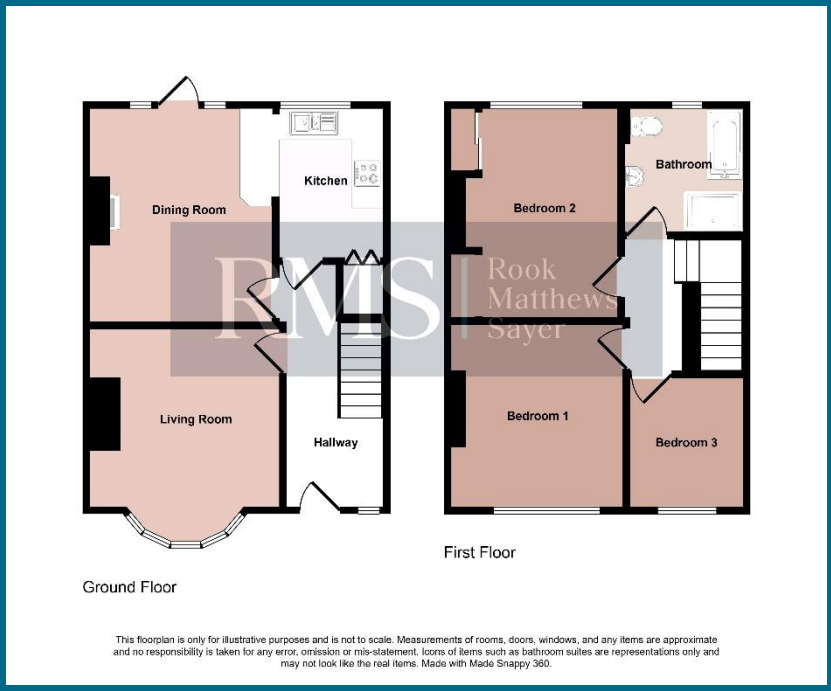

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Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will use some of 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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