

# SIGNATURE

## NORTH EAST

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 Ilfracombe Gardens, Whitley Bay NE26 3SG

# Ifracombe Gardens, Whitley Bay NE26 3SG

**Offers Over £275,000**

Brand new to the sales market is this three bedroom mid terrace family home on the ever popular Ifracombe Gardens, Whitley Bay. This property boasts spacious living, a fine mixture of period features and modern styling as well as a fully boarded loft space, currently used as a guest bedroom and home office.

Upon entering the property, an extensive hallway with original flooring and a large cast iron radiator provides initial access to the front reception room. In here there is a large bay window which illuminates the room with natural daylight, a feature open fire with marble surround and ample space for furnishings. Leading further down the hallway and into the dining kitchen to the rear, there is a full range of fitted wall and floor units in a classic shaker style with a variety of integrated appliances including fridge, freezer, dishwasher, oven, microwave and gas hob. There is also access to the rear yard via French doors. Beyond the kitchen is an additional entertaining space, currently used as a dining room, which would also make a great play room for children.

The first floor of this property is home to two spacious double bedrooms, an additional single bedroom and the modern family bathroom with shower over bath.

An additional set of stairs lead to the carpeted loft space, which is currently styled as a guest bedroom and home office and has tons of light coming in from velux window. There is also access into a large storage area in the eaves.

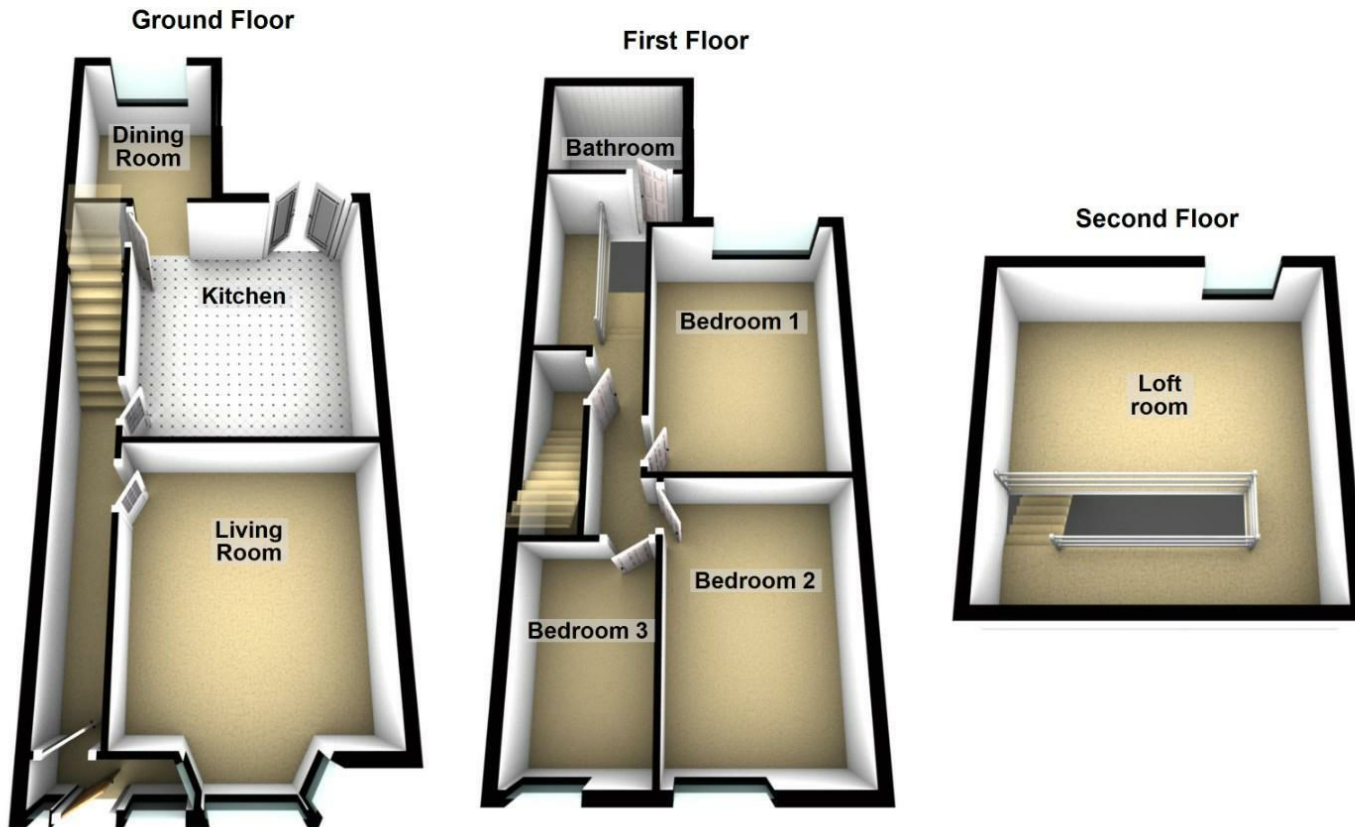
Externally there is a small city garden to the front and a sizable landscaped yard to the rear with patio and astro turf.

Contact Signature North East today for a viewing of this great family home on 01912513344



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
16'11" x 12'2"

Kitchen  
13'8" x 12'6"

Dining Room  
9'6" x 7'7"

Bedroom One  
13'11" x 9'6"


Bedroom Three  
13'9" x 9'0"

Bedroom Three  
17'8" x 16'1"

Bedroom Four  
10'4" x 6'9"

Bathroom  
7'4" x 6'0"

## Energy Efficiency Rating

|   | Current | Potential   |
|---|---------|---|
| Very energy efficient - lower running costs |         |   |
| (92 plus) <b>A</b>                          |         |   |
| (81-91) <b>B</b>                            |         | 79  |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            | 61      |   |
| (39-54) <b>E</b>                            |         |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC  |





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