

# BRUNTON

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## RESIDENTIAL



**VALLEY GARDENS, WHITLEY BAY, NE25**

**Offers Over £285,000**



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Well-Maintained Three-Bedroom Semi-Detached Home with Remodelled Kitchen/Diner, Shower Room with Separate WC, Two Reception Rooms, Private Rear Garden and Off Street Parking!

This three bedroom semi-detached family home is ideally located on Valley Gardens, Whitley Bay. Valley Gardens, which is tucked just off from Deneholme and Newsteads Drive, is perfectly placed just a short walk from the delightful Churchill playing fields and is ideally located close to excellent local schooling. Valley Gardens is also situated just a short drive from the beach and within striking distance of both West Monkseaton and Monkseaton Metro Stations offering excellent transport via rail throughout the region.

This great family home offers versatile living space, including a full-width rear lounge with garden access, recently remodelled Howdens kitchen and a converted reception room with doors to an external garden room. Early viewings are deemed essential to avoid disappointment!



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The internal accommodation briefly comprises: entry via an entrance hall, which provides access to the staircase, ground floor WC, kitchen/diner, and two reception rooms. To the left-hand side is a ground floor WC with a two-piece suite and tiled flooring.

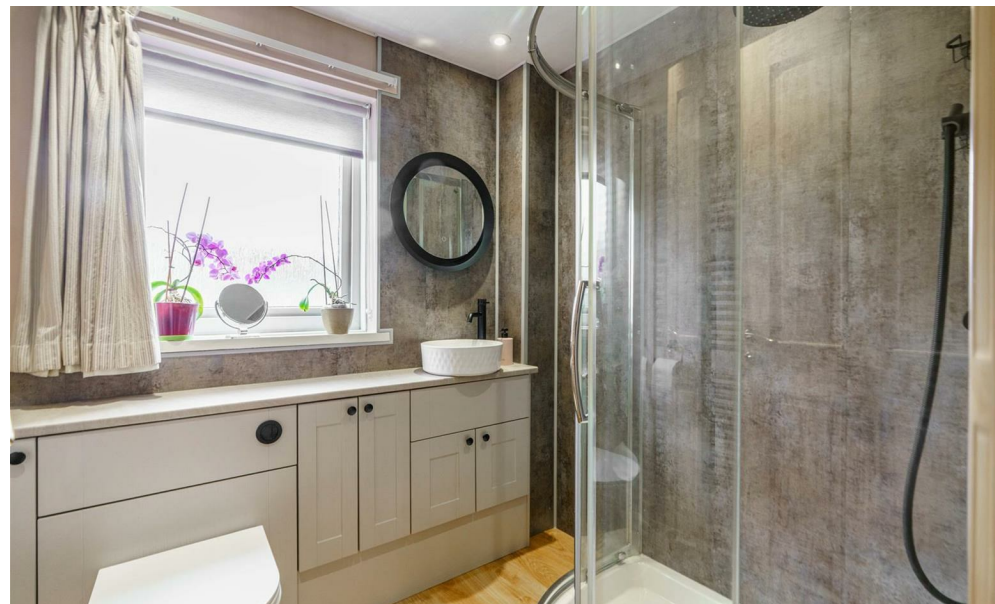
To the right is a modern kitchen/diner, remodelled within the last three years with a Howdens kitchen, fitted wall and base units, and plantation shutters to the front aspect. Also to the left of the hallway is a recently converted reception room, completed within the last year, currently used as an office/yoga studio but equally suitable as a playroom or additional living space. From here, there is access to the garden room, with a decked floor and bi-fold doors leading out onto the rear garden. This converted reception room also links through to the remainder of the garage, now used for storage and housing the washer/dryer.

To the rear of the ground floor lies a generous reception room spanning the full width of the house, enjoying direct access to the private rear garden.

Upstairs, the landing gives access to three bedrooms — two comfortable doubles and a third currently used as a study but equally suitable as a nursery or office. The principal bedroom benefits from fitted wardrobes to the front, while the second double to the rear also includes fitted wardrobes. The shower room, remodelled three years ago, is fitted with a three-piece suite, heated towel rail, and part-tiled walls. The boiler, housed on this level, was replaced within the last two years.

Externally, the property offers a driveway to the front and a private rear garden with a paved seating area, well-stocked borders, and fenced boundaries.

Double glazed throughout and with gas 'Combi' boiler, this great family home simply demands early inspection.





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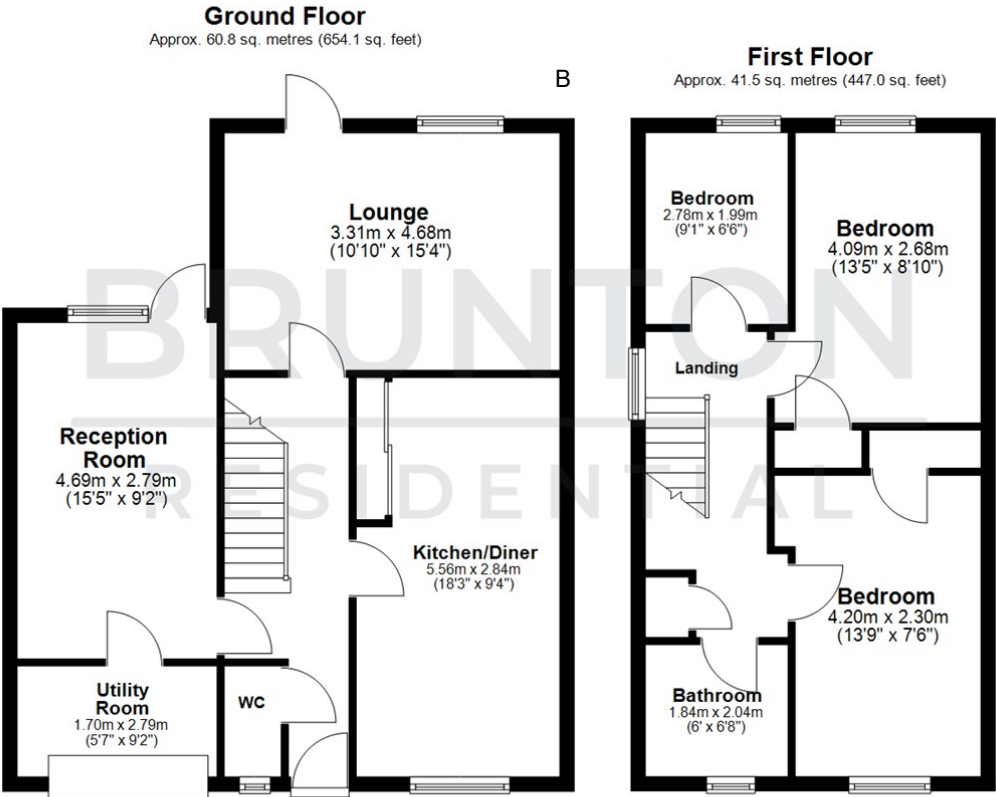
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TENURE : Freehold

LOCAL AUTHORITY : North Tynside

COUNCIL TAX BAND : B

EPC RATING : C



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	