



## Haig Avenue Whitley Bay

An outstanding family semi-detached house, substantially extended and improved throughout. Classy and stylish with a gorgeous, South-Westerly rear garden. The front driveway accommodates two car parking and the garden is split level with decked patios. Entrance porch, impressive hallway, downstairs cloaks/wc., utility room. Front lounge with feature bay window, stunning, open plan dining kitchen and garden family room with French doors out to the garden, beautiful feature fireplace with gas, cast iron living flame fire, the kitchen is stylish and re-fitted with integrated appliances and range cooker, (negotiable). There are four excellent sized bedrooms to the first floor, one with splendid en-suite shower room, there are fitted wardrobes to three of the bedrooms along with a delightful cast iron fireplace, the bathroom has also been re-fitted to boast an elegant suite with shower. Wonderful, sunny outdoor space to the back of the property and of course, this lovely family home is within the catchment area for sought after schools of excellence. Close to both Monkseaton Village and the vibrant, award winning Whitley Bay town centre, approximately a 5 minute drive from the beach, walking distance to local shops, bus routes and to the Metro, the location really is excellent! Freehold. EPC: D, Council Tax Band: C

# £330,000

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# Haig Avenue

## Whitley Bay

Contemporary Oak Entrance Door to:

**ENTRANCE PORCH:** Wood effect laminate, spotlights to ceiling, two full height double glazed windows allowing maximum light, door to:

**ENTRANCE HALLWAY:** Impressive hallway with original staircase to the first floor, wood effect laminate flooring, radiator, dado rail, coving to ceiling, door to:

**UTILITY ROOM:** (front): 14'4 x 6'7, (4.37m x 2.0m), wood effect laminate flooring, roll edge worktop, single drainer sink unit, fitted base and wall units, double glazed door to the front, door to:

**DOWNSTAIRS CLOAKS/W.C.:** pedestal washbasin with mixer taps, low level w.c. with push button cistern, double glazed window, tiled floor, radiator

**LOUNGE:** (front): 14'8 x 11'9, (4.47m x 3.58m), with measurements into alcoves and double glazed bay window, radiator, cornice to ceiling, double doors into dining kitchen

**DINING ROOM:** 14'0 x 13'0, (4.27m x 3.96m), a beautiful dining room with measurements into alcoves and opening through to the garden family living area and kitchen, superb, marble feature fireplace, gas, cast iron coal effect fire, tiled inset and hearth, delft rack, radiator, cornice to ceiling, through to:

**KITCHEN:** 14'0 x 10'8, (4.27m x 3.25m), stunning, cream, fitted kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, one and a half bowl sink unit with mixer taps, integrated dishwasher, gas range cooker, (negotiable), cooker hood, spotlights to ceiling, wood effect laminate flooring, double glazed window, through to:

**GARDEN ROOM/FAMILY ROOM:** 18'8 x 8'3, (5.69m x 2.52m), a fabulous addition overlooking the rear garden from an elevated position, three large Velux windows and two double glazed windows, plinth lighting, double glazed French doors to the rear garden area, radiator



FIRST FLOOR LANDING AREA: split level landing, half landing area, door to:

BEDROOM THREE: (front): 15'10 x 8'8, (4.83m x 2.64m), maximum measurements, two double glazed windows, radiator, sliding fitted wardrobes, door to:

EN-SUITE SHOWER ROOM: Contemporary en-suite comprising of, shower cubicle, chrome shower, vanity sink unit with hot and cold mixer taps, low level w.c. with push button cistern, double glazed window, tiled floor, tiled shower area, extractor fan, spotlights to ceiling

BEDROOM FOUR: (rear): 8'2 x 6'9, (2.48m x 2.06m), radiator, double glazed window

FIRST FLOOR LANDING AREA: door to:

BEDROOM ONE: (front): 12'6 x 9'7, (3.81m x 2.92m), attractive fitted wardrobes, dado rail, radiator, double glazed window

BEDROOM TWO: (rear): 12'7 x 10'2, (3.84m x 3.10m), maximum measurements, fitted wardrobes, original cast iron fireplace, double glazed window, radiator

FAMILY BATHROOM: 8'3 x 7'10, (2.52m x 2.89m), elegant and stylish re-fitted bathroom, comprising of, bath with tiled panel and hot and cold mixer taps, chrome shower, vanity sink unit with hot and cold mixer taps, low level w.c. with push button cistern, fully tiled walls and floor, double glazed window, radiator, cupboard housing combination boiler

EXTERNALLY: A gorgeous, split level garden area with South-Westerly aspect, decked patio, steps down to lawned garden area, studio, (by separate negotiation), borders, double driveway to the front

#### TENURE

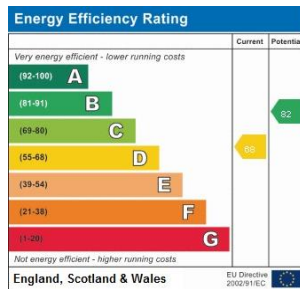
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: C

EPC Rating: D

WB2094/AI/DB//V.2





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