



Tyne View Avenue Whickham

This impressive detached property in good condition is ideal for families looking for a spacious home with unique features. The house boasts two reception rooms, one with a charming fireplace and a bay window, and the other featuring a log burner for cosy evenings. The extended open-plan kitchen includes a dining space and another log burner, creating a warm and inviting atmosphere.

With four bedrooms, the master bedroom is a standout with a double size, an en-suite bathroom, and a walk-in closet. The second and third bedrooms are also doubles, offering ample space for family members or guests. The fourth bedroom is a single room, but it is notably spacious.

The property benefits from a very large garden, perfect for children to play in or for hosting outdoor gatherings. Situated on a private road, the house enjoys a sense of tranquillity and privacy. Additionally, the location provides easy access to public transport links, nearby schools, local amenities, and a strong local community. This home offers a wonderful opportunity for a family seeking a comfortable and welcoming living space.

Offers in Excess of £580,000

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THIS IMPRESSIVE DETACHED PROPERTY IN GOOD CONDITION IS IDEAL FOR FAMILIES LOOKING FOR A SPACIOUS HOME WITH UNIQUE FEATURES. THE HOUSE BOASTS TWO RECEPTION ROOMS, ONE WITH A CHARMING FIREPLACE AND A BAY WINDOW, AND THE OTHER FEATURING A LOG BURNER FOR COSY EVENINGS. THE EXTENDED OPEN-PLAN KITCHEN INCLUDES A DINING SPACE AND ANOTHER LOG BURNER, CREATING A WARM AND INVITING ATMOSPHERE.

WITH FOUR BEDROOMS, THE MASTER BEDROOM IS A STANDOUT WITH A DOUBLE SIZE, AN EN-SUITE BATHROOM, AND A WALK-IN CLOSET. THE SECOND AND THIRD BEDROOMS ARE ALSO DOUBLES, OFFERING AMPLE SPACE FOR FAMILY MEMBERS OR GUESTS. THE FOURTH BEDROOM IS A SINGLE ROOM, BUT IT IS NOTABLY SPACIOUS.

THE PROPERTY BENEFITS FROM A VERY LARGE GARDEN, PERFECT FOR CHILDREN TO PLAY IN OR FOR HOSTING OUTDOOR GATHERINGS. SITUATED ON A PRIVATE ROAD, THE HOUSE ENJOYS A SENSE OF TRANQUILLITY AND PRIVACY. ADDITIONALLY, THE LOCATION PROVIDES EASY ACCESS TO PUBLIC TRANSPORT LINKS, NEARBY SCHOOLS, LOCAL AMENITIES, AND A STRONG LOCAL COMMUNITY. THIS HOME OFFERS A WONDERFUL OPPORTUNITY FOR A FAMILY SEEKING A COMFORTABLE AND WELCOMING LIVING SPACE.

The accommodation:

Entrance Porch:

Edwardian porch to the front, stained glass windows and wooden door to;

Hall:

Solid wood flooring, storage and radiator.

Lounge: 14'9" 4.50m plus bay x 14'4" 4.37m into alcove

UPVC bay window to the front, gas fire with surround, solid wood flooring and radiator.

Dining Room: 14'10" 4.52m x 12'8" 3.86m plus storage

UPVC window, log burner with surround, built in storage and radiator.

Breakfasting Kitchen: 18'8" 5.69m x 16'8" 5.08m L Shaped

Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless sink unit with drainer, Range style cooker, integrated dishwasher, microwave and fridge freezer, log burner and sliding doors to;

Conservatory: 12'10" 3.91m x 7'7" 2.31m

UPVC conservatory.

Utility Room:

UPVC window, fitted with wall and base units incorporating stainless steel sink unit and plumbing for washing machine.



Boot Room:

UPVC windows, tiled floor and door to the garden.

WC:

PVC window, low level wc, wash hand basin and part tiled.

First Floor Landing:

Split level and UPVC window.

Bedroom One: 12'8" 3.86m x 12'3" 3.73m

UPVC window, dressing room and radiator.

En Suite:

UPVC window, shower, low level wc, wash hand basin, part tiled, storage and radiator.

Bedroom Two: 14'11" 4.55m x 11'5" 3.48m

UPVC window, storage and radiator.

Bedroom Three: 14'10" 4.52m x 10'2" 3.10m into alcove plus radiator

UPVC window and radiator.

Bedroom Four: 10'5" 3.18m x 8'2" 2.48m

UPVC window and radiator.

Bathroom:

UPVC window, roll top bath, shower, low level wc, wash hand basin and radiator.

Externally:

There are large lawned gardens to the front, side and rear with mature plants and shrubs, a patio area and a garden pond.

There is a driveway providing off street parking leading to a garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

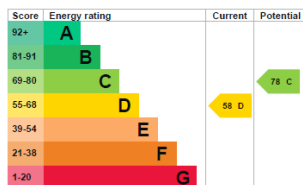
TENURE

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: E

EPC RATING: D

RY00006729/V5/EW/26.02.2024/.V.1.





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