



The Avenue | Whitley Bay | NE26 3PH

£585,000

Step into timeless elegance with this beautifully presented Edwardian semi-detached home, perfectly blending period charm with modern comfort. A real showpiece awaits as you arrive: a striking timber-framed Edwardian porch with decorative detailing, setting the tone for the character and craftsmanship found throughout. Brimming with original features, the property boasts high ceilings, decorative fireplaces, beautifully preserved woodwork, generous reception rooms, providing, stylish, light-filled spaces ideal for both relaxing and entertaining. Set on a highly desirable tree-lined street this exceptional home is within catchment for sought after schools, walking distance to the award winning, vibrant Whitley Bay town centre, Metro and beach. Beautiful entrance vestibule, magnificent hallway with original, turned staircase up to the first floor, lounge with gorgeous bay window, feature fireplace, living flame fire and stunning plasterwork. Separate dining room overlooking and with doors opening out to the garden area, gorgeous fireplace with cast iron fire, tiled inset and gas, living flame fire. Rustic and charming family dining kitchen with Inglenook and Range cooker, breakfast bar, integrated appliances, separate utility room providing access to the front and rear gardens, downstairs cloaks/w.c. Wonderful first floor landing with stained leaded light window, four double bedrooms, two with cast iron fireplaces. The four piece bathroom showcases measurements of 15'8 x 7'2 and delivers a real Victorian feel, with walk in shower cubicle with forest waterfall spray, you can be sure you won't want to leave once in! A walled, enclosed rear garden with patio and lawn, front garden area. This is a rare opportunity to own a piece of Edwardian history - don't miss out!

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Entrance Door to:

ENTRANCE VESTIBULE: wood floor, dado rail, picture rail, cornice to ceiling, original door with stained leaded light insert to:

ENTRANCE HALLWAY: a magnificent and impressive hallway with original, turned staircase up to the first floor, wood floor, intricate plasterwork and cornice, delft rack, stained leaded light window, feature arch stained leaded light window, radiator, cloaks cupboard with leaded light window, door to:

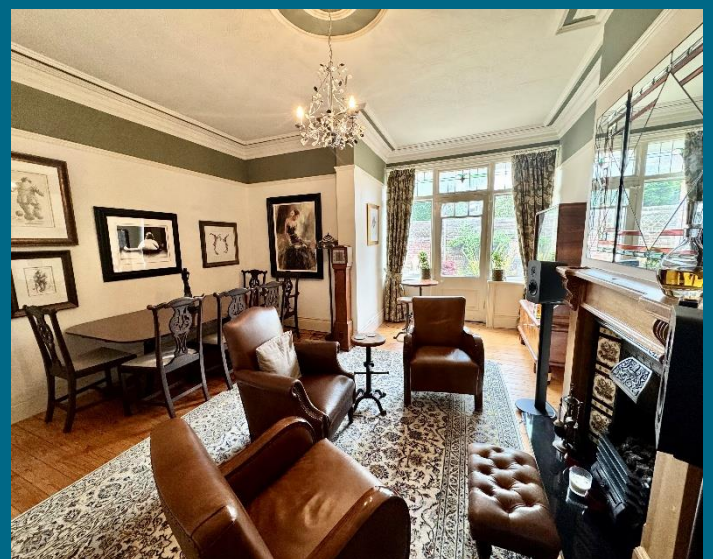
LOUNGE: (front): 16'7 x 16'0, (5.05m x 4.88m), with measurements into alcoves and feature double glazed bay window with stained leaded light tops, beautiful cornice, picture rail, plasterwork, radiator, attractive feature fireplace, gas, coal effect fire, tiled inset, ceiling rose, radiator

REAR LOUNGE/DINING ROOM: 15'9 x 11'1, (4.80m x 3.38m), into alcoves, beautiful corning, picture rail, ceiling rose, radiator, door out to the rear garden, wood floor, attractive feature fireplace with gas, living flame fire, tiled inset

DINING KITCHEN: 16'4 x 16'1, (4.98m x 4.90m), a fabulous, rustic family dining kitchen with a range of stylish base, wall and drawer units, granite worktops, breakfast bar, Inglenook accommodating Range Cooker, exposed brick recess, cooker hood, integrated fridge, dishwasher and microwave, spotlights to ceiling, two Georgian Bar double glazed windows, spotlights to ceiling, radiator, combination boiler, wood floor, door to:

UTILITY ROOM: 14'9 x 5'0, (4.50m x 1.52m), roll edge worktops, plumbing for automatic washing machine, double glazed Georgian Bar window, double glazed door out to the rear garden, tile effect floor, spotlights to ceiling, door to front garden area, door to:

DOWNSTAIRS CLOAKS/W.C.: pedestal washbasin, low level w.c. with push button cistern, brick effect tiling, tile effect flooring, double glazed stained leaded light window



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FIRST FLOOR LANDING AREA: Wonderful, split level landing area with beautiful arch, stained leaded light window, picture rail, cornice to ceiling

BEDROOM ONE: (front): 16'8 x 15'1, (5.08m x 4.59m), into alcoves and feature double glazed bay window with stained leaded light tops, cast iron fireplace, original tiled hearth, picture rail, cornice to ceiling, radiator

BEDROOM TWO: (rear): 14'0 x 11'2, (4.27m x 3.40m), into alcoves, cast iron fireplace, original tiled hearth, double glazed window, picture rail, radiator

BEDROOM THREE: (side): 11'6 x 8'9, (3.51m x 2.87m), double glazed window with stained leaded light tops, radiator, loft access, we understand that the loft is part boarded for storage purposes

BEDROOM FOUR: (front): 11'1 x 10'4, (3.38m x 3.15m), into double glazed bay window with stained leaded light tops, radiator, picture, rail

BATHROOM: 15'8 x 7'2, (4.78m x 2.18m), a luxurious Victorian style bathroom, comprising of walk in shower cubicle with chrome shower and additional forest waterfall spray, bath with mixer taps, pedestal washbasin, low level w.c., spotlights to ceiling, two double glazed, leaded light windows, fully tiled walls, built in sound system, radiator

EXTERNALLY: beautiful walled rear garden with patio and lawn, front garden area, walled with gated access

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street

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

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

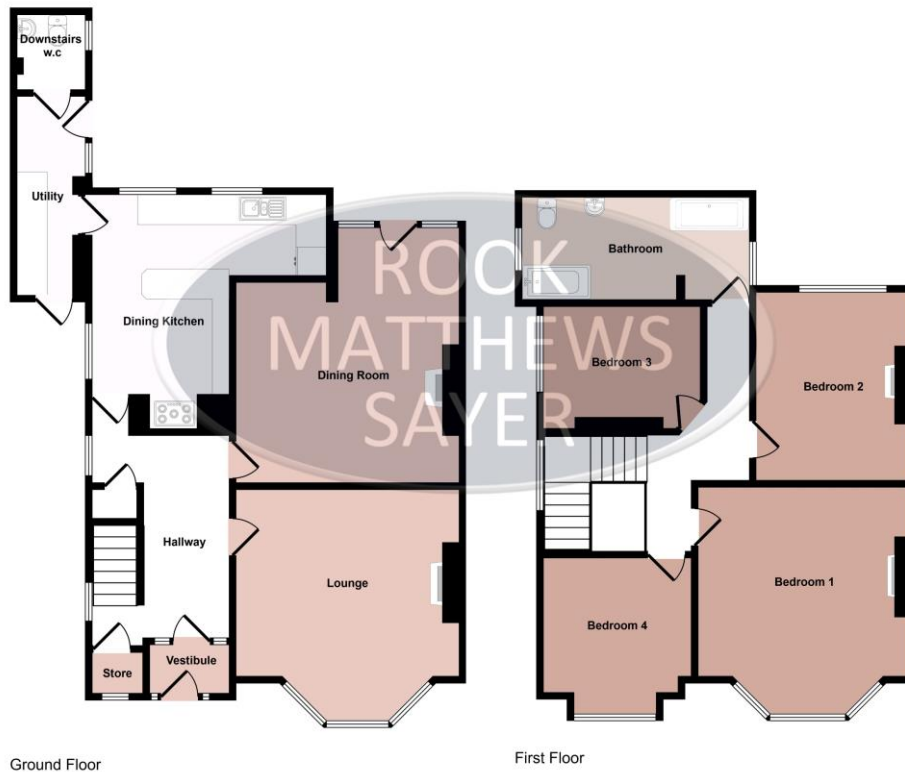
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	74 C
39-54	E		
21-38	F		
1-20	G		

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