



Haig Avenue | Whitley Bay | NE25 8JG

£365,000

Gorgeous corner sited family semi-detached home, showcasing a fantastic, larger plot allowing for two separate driveways and a large one and a half- sized garage with measurements of 17'7 x 15'4. In addition, the garden has been superbly designed to allow for maximum sunlight, enjoying composite decking areas, artificial lawn, additional patio and fabulous garden office which has been fully insulated, with electric points and lighting. Haig Avenue is within catchment for excellent local schools, within walking distance to the Metro and regular bus routes and has excellent transport links close by. It boasts a larger, spacious hallway with feature turned staircase up to the first floor, lounge through dining room with feature bay window, contemporary, living flame, fire, doors through to the gorgeous family room with roof lantern and French doors out to the rear garden. Stunning dining kitchen with breakfast bar and Range Cooker, (negotiable), first floor landing area, stylish family bathroom with separate shower cubicle, three bedrooms, the principal bedroom with bay window and ample fitted wardrobes, bedroom two also benefits from stylish and contemporary wardrobes. There are two useful loft rooms with Velux windows and storage. Front garden, block driveway, resin path, lawn and privacy hedging, side driveway and garage.

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Double Glazed Entrance Door to;

ENTRANCE HALLWAY: an impressive, larger style hallway, light and airy with feature turned staircase up to the first floor, radiator, coving to ceiling, cloaks cupboard, door to:

LOUNGE/DINING ROOM: 22'9 x 11'9, (5.93m x 3.58m), with measurements into feature, double glazed window, contemporary electric fire, wall lights, cornice to ceiling, two radiators, doors through to:

FAMILY ROOM: (rear): 11'5 x 7'6, (3.48m x 2.29m), gorgeous family room with double glazed French doors opening out to the garden, roof lantern, electric radiator allowing individual heating of the room, laminate flooring

DINING KITCHEN: (rear): 17'3 x 11'2, (5.26m x 3.40m), a stunning, stylish and contemporary dining kitchen with breakfast bar/dining area, a range of modern base, wall and drawer units, co-ordinating worktops, Range cooker, (negotiable), cooker hood, single drainer sink unit with mixer taps, two double glazed windows, double glazed French doors out to the garden, recessed shelving, tiled splashbacks, plumbing for automatic washing machine, tiled floor, radiator



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FIRST FLOOR LANDING AREA: stairs up to the loft area, storage cupboard, door to:

FAMILY BATHROOM: 8'5 x 7'8, (2.57m x 2.33m), a stunning, re-fitted family bathroom, showcasing, shower cubicle, chrome shower, bath with mixer taps, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tile effect flooring, panelling and spotlights to ceiling, tiling to walls, double glazed window, storage cupboard housing combination boiler, radiator

BEDROOM ONE: (front): 13'4 x 11'5, (4.06m x 3.48m), with measurements into double glazed bay window and excluding depth of attractive fitted wardrobes, radiator

BEDROOM TWO: (rear): 12'3 x 9'2, (3.73m x 2.79m), including depth of attractive fitted wardrobes, radiator, double glazed window

BEDROOM THREE: (front): 9'4 x 5'1, (2.84m x 1.55m), radiator, double glazed window

LOFT ROOM: Velux window, shelving, through to:

LOFT ROOM TWO: 11'9 x 11'4, (3.58m x 3.14m), Velux window, storage into eaves, restricted head room, electric radiator

EXTERNALLY: fabulous rear garden, designed to maximise, sunlight in various areas of the garden, with composite decked patios, artificial lawn, outside tap, gated access through to the front driveway, door into garage with measurements of: 17'7 x 15'4, (5.36m x 4.67m), storage and garage door to the side second driveway. To the front of the property is a resin path, lawned area, sleepers, privacy hedging and block paved driveway, additional side drive and garage

GARDEN OFFICE: 15'5 x 5'6, (4.70m x 1.68m), insulated with electric points, double glazed door, electric radiator

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: "Cable/FTTC/FTTP/

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

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: C

EPC RATING: D

WB3377.AI.DB.23.09.2025.V.1



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Ground Floor

First Floor 52a Haig Avenue

Second Floor

 Denotes head height below 1.5m

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		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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