



Trewitt Road | Whitley Bay | NE26 2QS

£340,000

A fabulous location just a short walk from the Metro, vibrant town centre, beach and within catchment for excellent local schools. This beautifully presented and updated throughout with a blend of original features and stylish upgrades, perfect for modern living. Showcasing an impressive vestibule and hallway, lounge with feature bay window and reclaimed period fireplace with cast iron open fire, original wood flooring, separate dining room with fabulous multi-fuel stove fire promising cosy winter days and evenings, the dining room has been opened up through to the hallway creating space and light to this lovely dining room. Stunning re-fitted and extended family kitchen which flows beautifully into the family room, with Velux windows and French doors out to the garden. The kitchen is stylish with Inglenook and integrated appliances. Wonderful split level, first floor landing with storage, loft access with pull down ladders, which we understand has been mostly boarded for storage purposes.

Luxurious, Victorian style bathroom with freestanding bath, separate shower and forest waterfall spray. Three generous bedrooms, principal with fitted storage. Large private rear town garden with raised borders and foliage, excellent brick storage area with power, perfect for bikes and storage, front town garden with tiled path and block paved patio.

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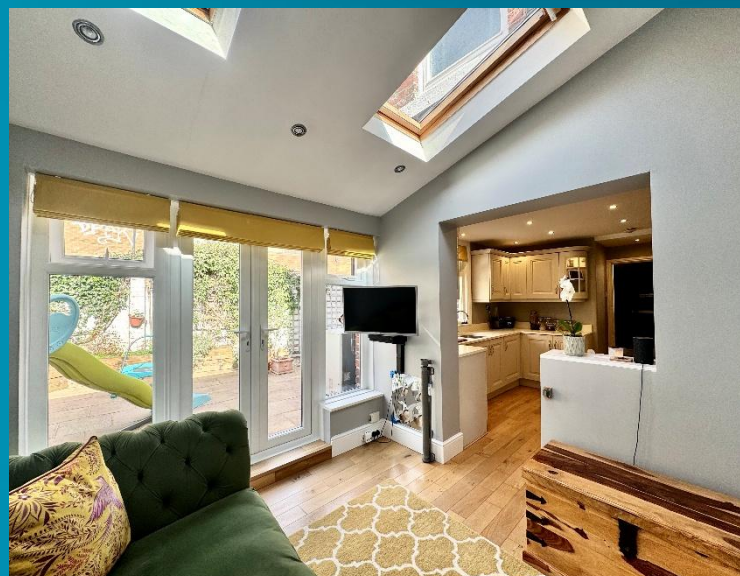
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Entrance Door to:

ENTRANCE VESTIBULE: Victorian style tiled floor, dado rail, cornice to ceiling, door with glass panels into:

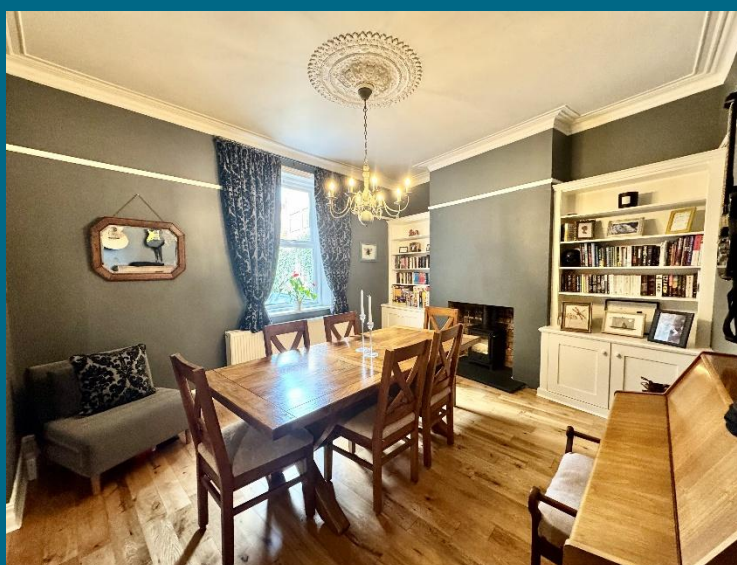
ENTRANCE HALLWAY: impressive and spacious hallway which opens through into the dining area and turns up to the first floor with feature spindle staircase, dado rail, feature corbels and plasterwork, cornice to ceiling, radiator, door to:

LOUNGE: (front): 16'3 x 13'7, (4.95m x 4.15m), with measurements into alcoves and feature, double glazed bay window with leaded light tops, stunning, reclaimed period fireplace with cast iron open fire, tiled inset, slate hearth, picture rail, cornice to ceiling, ceiling rose, two radiators, one with radiator cover

DINING ROOM: 15'6 x 13'1, (4.72m x 3.99m), open through to the hallway allowing maximum light and feel of open plan living, measurements into alcoves with be-spoke shelving and storage, exposed brick recess and gorgeous multi-fuel stove fire, hearth, double glazed window, radiator, ceiling rose, cornice to ceiling, picture rail, English Oak wood flooring, door to:

KITCHEN: 13'7 x 10'7, (4.15m x 3.22m), beautiful, stylish family kitchen incorporating a range of base, wall and drawer units, contrasting worktops, integrated electric oven, grill, microwave, gas hob, cooker hood, integrated fridge and freezer, one and a half bowl sink unit with mixer taps, spotlights to ceiling, English Oak flooring, timber framed double glazed window, integrated washing machine, open through to:

FAMILY ROOM: 9'8 x 9'0, (2.95m x 2.74m), beautiful family room with double glazed French doors to the garden, two Velux windows, radiator, English Oak flooring, spotlights to ceiling



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HALF LANDING AREA: staircase to the first-floor landing, door to:

FAMILY BATHROOM: (rear): 10'9 x 10'8, (3.25m x 3.25m), outstanding and luxurious, Victorian style bathroom, showcasing, free standing slipper bath with freestanding taps and shower spray, shower cubicle with chrome shower and Victorian style daisy head shower, pedestal washbasin, low level w.c., cast iron radiator, additional vertical radiator, storage cupboard housing hot water tank, two double glazed windows, half height feature panelling, wall lights

FIRST FLOOR LANDING AREA: fitted storage providing ample space, loft access with pull down ladders, the loft we understand to be mostly boarded for storage purposes, dado rail, door to:

BEDROOM ONE: (rear): 13'2 x 12'6, (4.01m x 3.81m), excluding depth of fitted wardrobes, radiator, two double glazed windows, cornice to ceiling

BEDROOM TWO: (front): 13'4 x 11'9, (4.06m x 3.58m), picture rail, cornice to ceiling, radiator

BEDROOM THREE: (front): 8'5 x 6'7, (2.57m x 2.0m), radiator, double glazed window

EXTERNALLY: superb size rear town garden with paving, raised well stocked borders, walled and gated for maximum privacy, large outhouse with power, front town garden with block paved patio, Victorian style path leading to front door

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

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

Any Other Charges/Obligations: [xx & explain]

COUNCIL TAX BAND: B

EPC RATING: TBC

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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.

Awaiting EPC

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