



The Gardens | Whitley Bay | NE25 8BG

£540,000

An elegant, beautiful, Edwardian semi-detached home, boasting a prime location on this highly sought after, tree lined street. Enjoying Monkseaton Village on your doorstep with local shops, eateries, Metro, schools, Metro and bus routes just a short walk away, along with the vibrant Whitley Bay town centre and stunning coastline just a few minutes' drive from your door! From the moment you arrive the period charm is unmistakable, with this lovely home retaining many original features, including high ceilings, bay windows and original fireplaces. Entrance porch, impressive hallway with original, turned staircase, lounge with feature bay window, fabulous period fireplace with multi-fuel stove fire, separate dining room with feature fireplace and doors through to the wonderful orangery, enjoying an elevated position with views over and bi-fold doors opening out to the garden area. Breakfasting kitchen with integrated appliances, downstairs cloaks/w.c., large utility area with access out to the rear garden and through to the boot store/bike storage area, with door opening to the front driveway. Large landing area and four excellent sized bedrooms, two bedrooms with bay windows and fitted storage. Superb sized family bathroom with shower over bath. Large, mature rear garden with paved patio, steps down to the lawned garden area with well stocked borders and shed. Paved driveway to the front. Absolutely beautiful, we can't wait for you to see it!

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Double Glazed Entrance Door to:

ENTRANCE PORCH: spacious porch with door into:

ENTRANCE HALLWAY: an impressive hallway with original, turned staircase up to the first floor, radiator, under-stair storage cupboard, laminate flooring, cornice to ceiling, dado rail, door to:

LOUNGE: (front): 17'0 x 14'1, (5.18m x 4.29m), with measurements into alcoves and feature double glazed bay window. Stunning, marble original fireplace with multi-fuel stove fire, fitted storage into alcoves, cornice to ceiling, radiator, picture rail

DINING ROOM: (rear): 13'2 x 12'5, (4.01m x 3.78m), into alcoves, fitted storage and shelving into alcoves, attractive feature fireplace, cornice and ceiling rose to ceiling, vertical radiator, double glazed French doors out to:

ORANGERY: 10'1 x 9'7, (3.07m x 2.92m), a wonderful room with elevated views over the rear garden, roof lantern, spotlights to ceiling, double glazed bi-fold doors out to the garden, laminate flooring, radiator

DINING KITCHEN: (rear): 16'2 x 8'7, (4.93m x 2.62m), stylish and spacious family dining kitchen, incorporating a range of base, wall and drawer units, integrated electric oven, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, laminate flooring, combination boiler, double glazed window, tiled splashbacks, door to:

UTILITY ROOM: 19'2 x 5'7, (5.97m x 1.70m), superb size utility with roll edge worktops, single drainer sink unit, double glazed window, double glazed door out to the rear garden, roof lantern, door to:

BOOT ROOM/BIKE STORE: (front): 10'2 x 6'0, (3.10m x 1.83m), door out to the front driveway



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FIRST FLOOR LANDING AREA: radiator, double glazed window, door to:

BEDROOM ONE: (front): 17'1 x 10'9, (5.21m x 3.28m), into double glazed bay window, excluding depth of gorgeous fitted wardrobes and drawers, cast iron fireplace, radiator

BEDROOM TWO: (rear): 15'2 x 11'8, (4.62m x 3.56m), into double glazed bay window, into alcoves, double storage cupboard, radiator, loft access with pull down ladders, we understand that the loft is boarded with Velux window for storage purposes

BEDROOM THREE: (front): 10'2 x 8'2, (3.10m x 2.49m), double glazed window, radiator

BEDROOM FOUR: (rear): 9'3 x 9'0, (2.83m x 2.74m), double glazed window, radiator, picture rail

FAMILY BATHROOM: contemporary family bathroom, showcasing, "P" shaped bath, electric shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, chrome radiator, tiled floor, fully tiled walls, two double glazed windows

EXTERNALLY: beautiful, mature rear garden with elevated patio area, steps down to the lawned garden area with well stocked borders, trees and shrubs, outside tap. To the front there is a spacious, paved driveway which could accommodate two cars.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas and wood burner

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: 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: D

EPC RATING: D

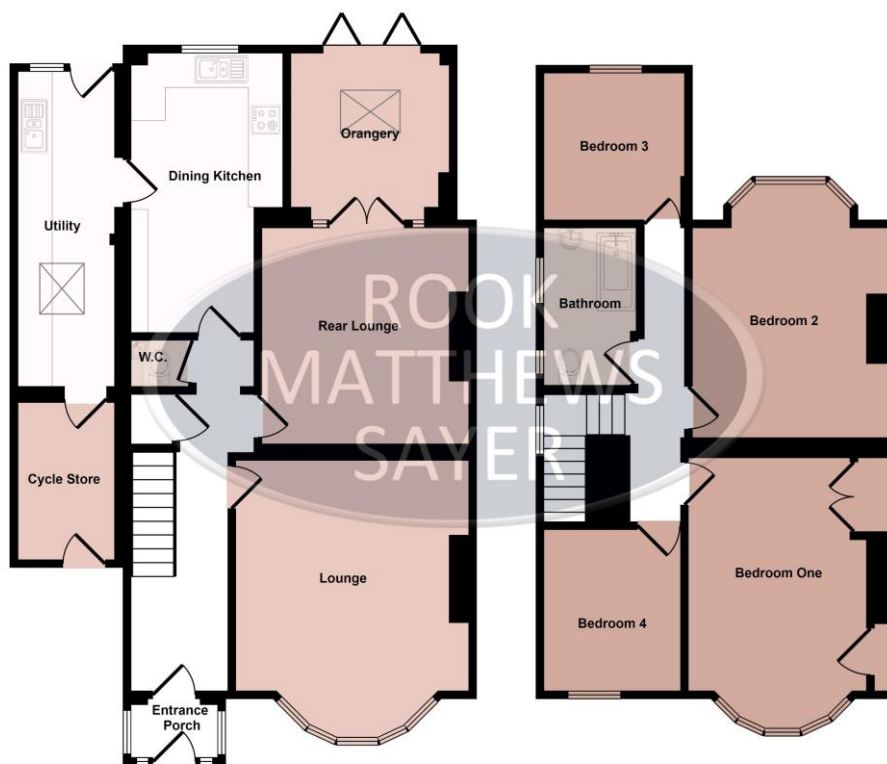
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Ground Floor

First Floor

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	63 D	74 C
39-54	E		
21-38	F		
1-20	G		

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