



Harewood Crescent | Whitley Bay | NE25 9NS

**£280,000**

There's an immediate sense of proportion and flow to this home a layout that has been thoughtfully opened up to create generous, well-balanced living space with a natural connection to the garden. To the front, a welcoming entrance porch leads through to the main hallway, with a useful ground floor WC and a separate utility room discreetly positioned to one side. The heart of the home is the impressive dual-aspect lounge and dining room, stretching the full depth of the property and measuring over six and a half metres in length. A feature fireplace forms a focal point, while sliding doors draw in natural light and open directly into the conservatory, a bright additional reception space overlooking the garden. The kitchen has been configured into a stylish L-shaped design, finished with shaker-style units, contrasting worktops and integrated appliances. A breakfast bar creates a relaxed everyday dining spot, while the separate utility keeps the practical elements neatly out of sight. Upstairs, three well-proportioned bedrooms are arranged around a central landing. The principal bedroom benefits from fitted wardrobes, while bedroom two is a particularly generous room with built-in storage. The bathroom is a modern suite including bath with shower screen and vanity unit, complemented by a separate WC. Externally, the rear garden is a standout feature with a raised deck and side patio area leading to the lovely and spacious lawned area, providing multiple areas to enjoy this beautiful garden.

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**ENTRANCE PORCH:** Double glazed entrance door, tiled flooring, door to:

**GROUND FLOOR W.C:** Low level WC, pedestal wash hand basin, tiled splashback, double glazed window.

**HALLWAY:** Stairs to first floor, radiator, under-stairs storage.

**LOUNGE / DINING ROOM 11'8" x 21'9" (3.56m x 6.62m):** Dual aspect, double glazed windows, feature electric fireplace with surround, sliding double glazed patio doors to conservatory, radiator.

**CONSERVATORY 7'1" x 11'3" (2.17m x 3.43m):** Double glazed windows, double glazed French doors to decked area, vaulted ceiling, garden outlook.

**KITCHEN 11'3" x 12'1" (3.44m x 3.69m)** Maximum measurements of L shape room: Range of wall, base and drawer units, integrated oven and microwave, hob with extractor, integrated dishwasher, sink with instant hot water tap, breakfast bar seating area, radiator, side door to garden, door to:

**UTILITY ROOM 4'10" x 6'9" (1.48m x 2.06m):** Base units, worktop, space and plumbing for washing machine and dryer, sink unit.

**BEDROOM ONE 10'2" x 11'4" (3.10m x 3.45m):** Double glazed window, radiator, fitted wardrobes.

**BEDROOM TWO 11'6" x 10'9" (3.51m x 3.28m):** Double glazed window, built-in recess storage, fitted wardrobes, loft access hatch, radiator.

**BEDROOM THREE 7'9" x 8'9" (2.36m x 2.67m):** Double glazed window, radiator.

**BATHROOM 4'8" x 8'0" (1.41m x 2.43m):** Panelled bath with shower over and glass screen, vanity unit with wash basin, tiled walls and floor, heated towel rail, double glazed window.

**W.C:** Low level WC, tiled flooring, double glazed window.

**EXTERNALLY:** Block paved front with side access to the rear. Raised timber deck, lawned garden, paved side access area, mature borders, fenced boundaries.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: FTTP

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.

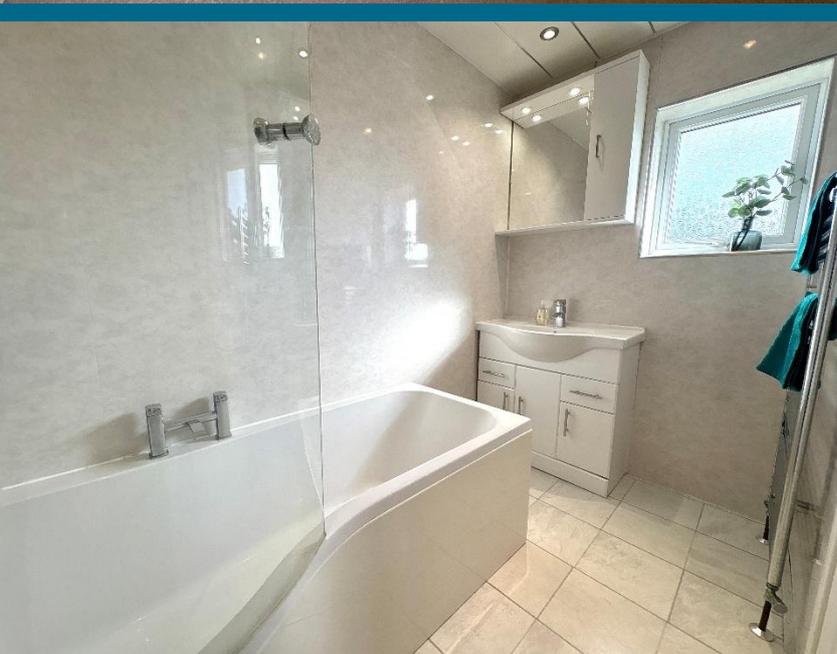
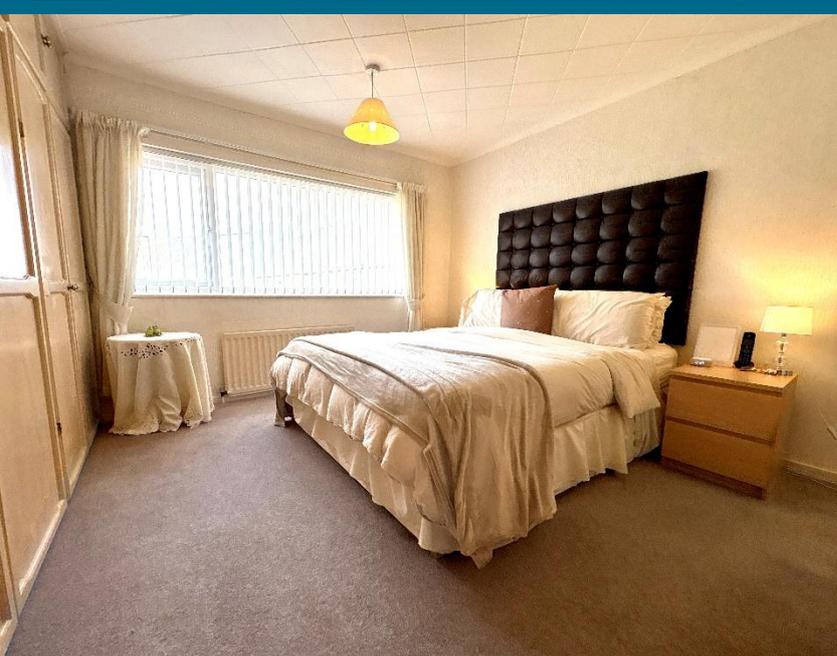
#### TENURE

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: A**

**EPC RATING: TBC**

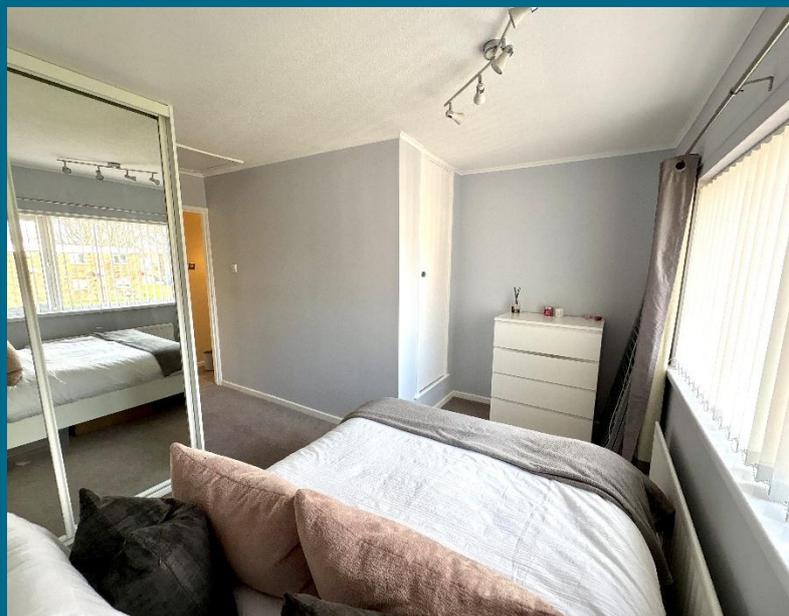
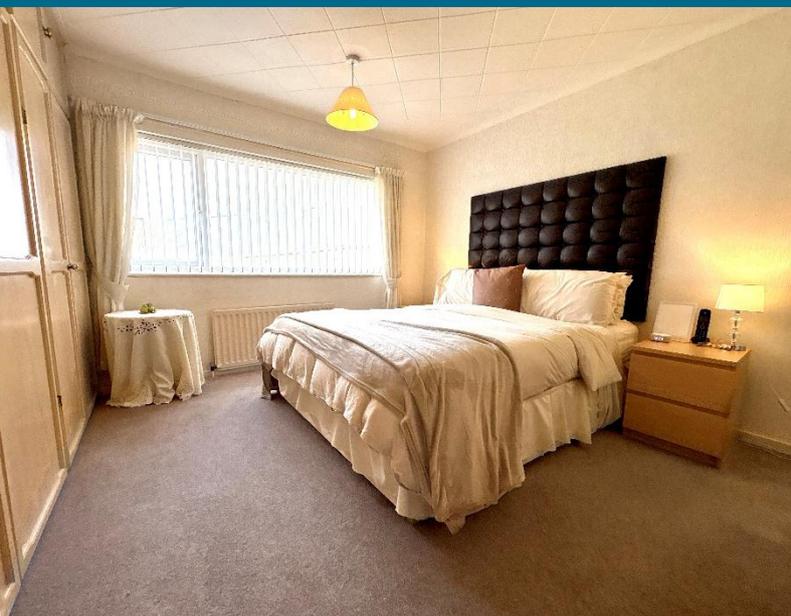
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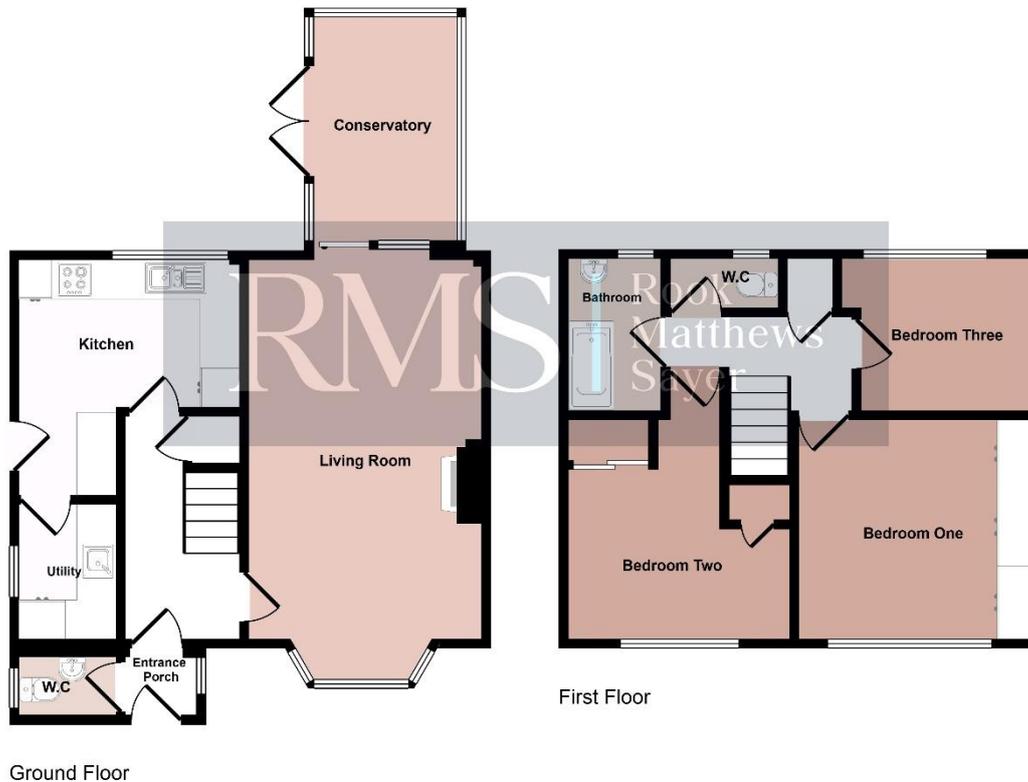


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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

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