



Belvedere Avenue | Whitley Bay | NE25 8RT

£299,950

Set behind an enclosed frontage, this three-bedroom semi-detached property has been thoughtfully updated throughout, resulting in a bright, cohesive interior while retaining features that give the accommodation warmth and character. The ground floor immediately stands out for the amount of living space on offer. A welcoming hallway leads through to two separate reception rooms, with the living room centred around a contemporary electric fire and connected to the dining room by glazed double doors. The dining room has a character of its own, with an exposed brick fireplace and wood-burning stove creating an attractive focal point, while French doors provide a natural connection with the outside. The kitchen is another particularly strong part of the home. Extending to a generous length, white Shaker-style cabinetry is paired with warm wood-effect work surfaces and flooring, while plenty of open floor space gives the room a spacious feel. Direct access to the rear garden adds further practicality, and a ground-floor wet room completes the accommodation at this level. Upstairs, the sense of space continues. The principal bedroom is notably generous and benefits from useful storage, while the second bedroom is another well-proportioned room also with useful storage. A third bedroom provides further flexibility. All three are complemented by a striking bathroom, where black fittings, slatted detailing, a shower over the bath and herringbone-effect flooring give the room a smart contemporary finish. Outside is where the property delivers another real highlight. The West-facing rear garden is long, established and well suited to enjoying the afternoon and evening sun, with a broad lawn, raised timber decking, paved areas, planting and a garden shed. There is a considerable amount of usable outdoor space and different areas in which to sit, entertain or simply enjoy the garden.

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Three Bedroom Semi-Detached

Recently Refurbished Throughout

Generous West Facing Garden

Additional Ground-Floor Wet Room

Dining Room with Wood-Burning Stove

Bright Living Room with Contemporary Electric Fire

Stylishly Finished First-Floor Bathroom

Sought after Location

ENTRANCE PORCH: Entrance porch providing access into the main hallway.

HALLWAY: Welcoming hallway with staircase to the first floor, radiator, door to:

GROUND FLOOR WET ROOM: 2'7" x 5'0" (0.79m x 1.52m) Useful ground-floor wet room with W.C., pedestal wash basin, heated towel rail, electric shower, fully tiled walls and floor.

DINING ROOM: 9'11" x 12'10" (3.02m x 3.91m) Double glazed French doors providing access to front, radiator, wood-burning stove set within an exposed brick fireplace with timber mantel. Glazed double doors connect with the living room.

KITCHEN: 9'10" x 15'4" (3.00m x 4.67m) Generously proportioned kitchen fitted with a range of white Shaker-style wall and base units, wood-effect work surfaces and matching upstands, inset sink, integrated oven and electric hob, cooker hood, plumbing and space for washing machine and dishwasher, double glazed window, radiators. Double glazed French doors providing direct access to the rear garden.

LIVING ROOM: 11'7" x 13'7" (3.53m x 4.14m) A bright reception room with double glazed windows, radiator, wood-effect flooring and an electric fire set within a contemporary fireplace. Glazed double doors connect through to the dining room.

FIRST FLOOR LANDING: Double glazed window on half landing, access to part boarded loft for storage purposes and loft ladder, storage cupboard, door to:

BEDROOM ONE: 11'9" x 13'10" (3.58m x 4.22m) A particularly spacious principal bedroom with two double glazed windows, built-in storage cupboard, radiator.

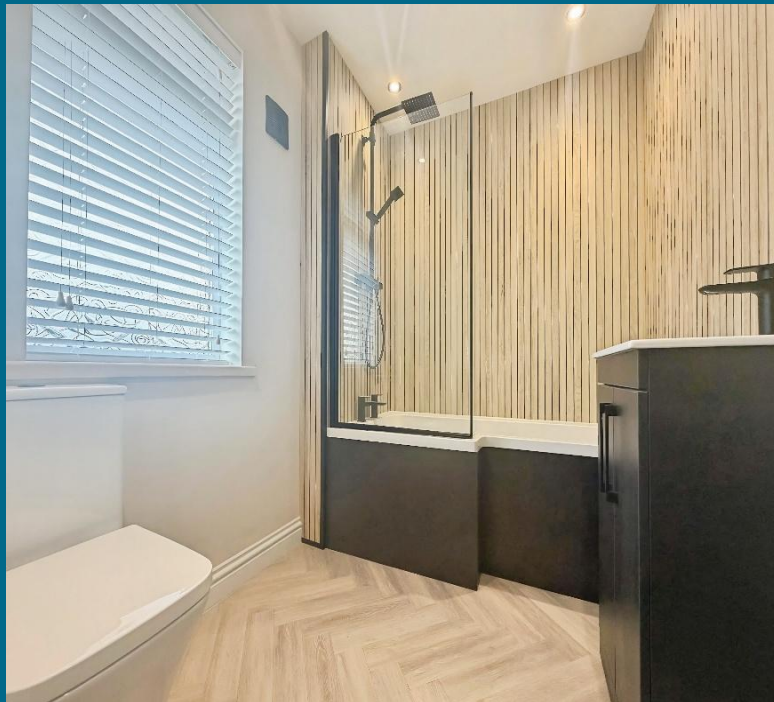
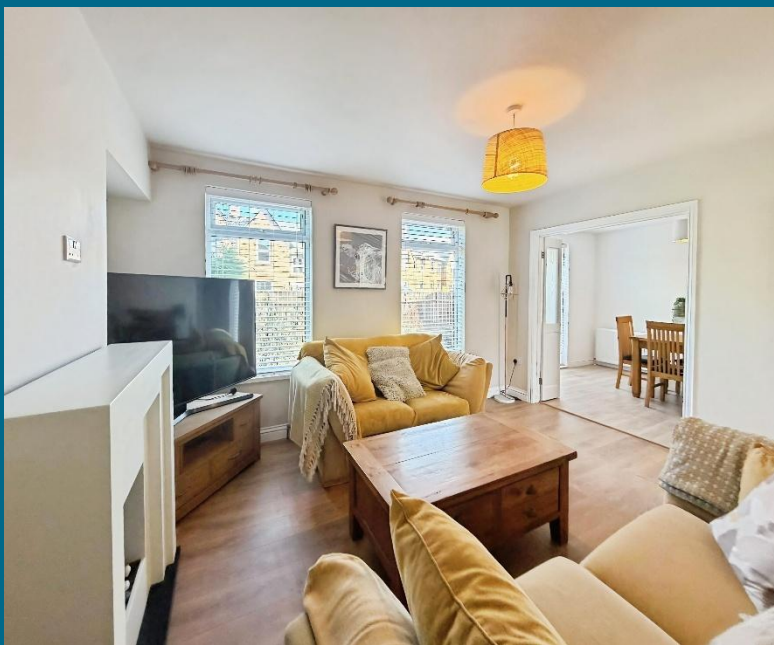
BEDROOM TWO: 9'11" x 12'7" (3.02m x 3.84m) Generous second bedroom with double glazed window, radiator, built-in storage cupboard.

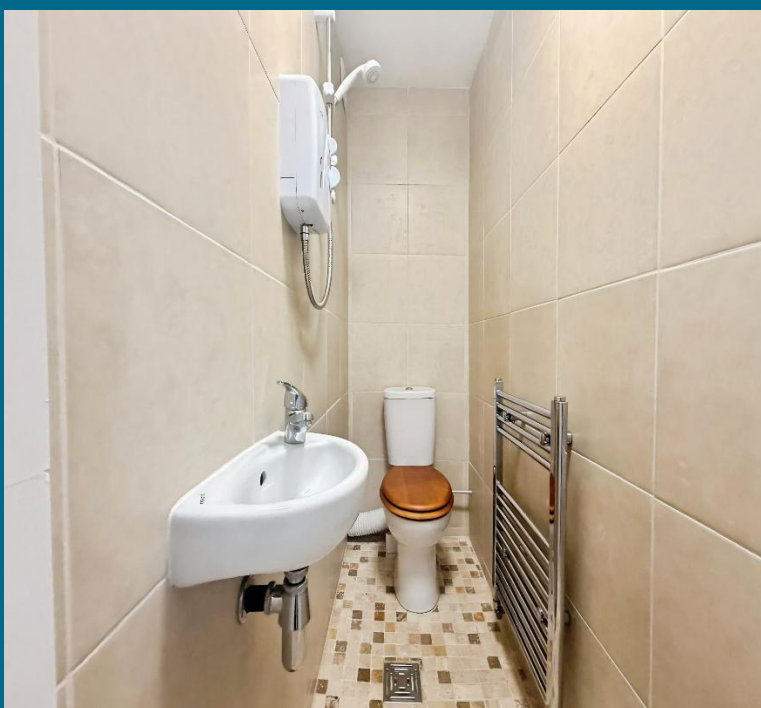
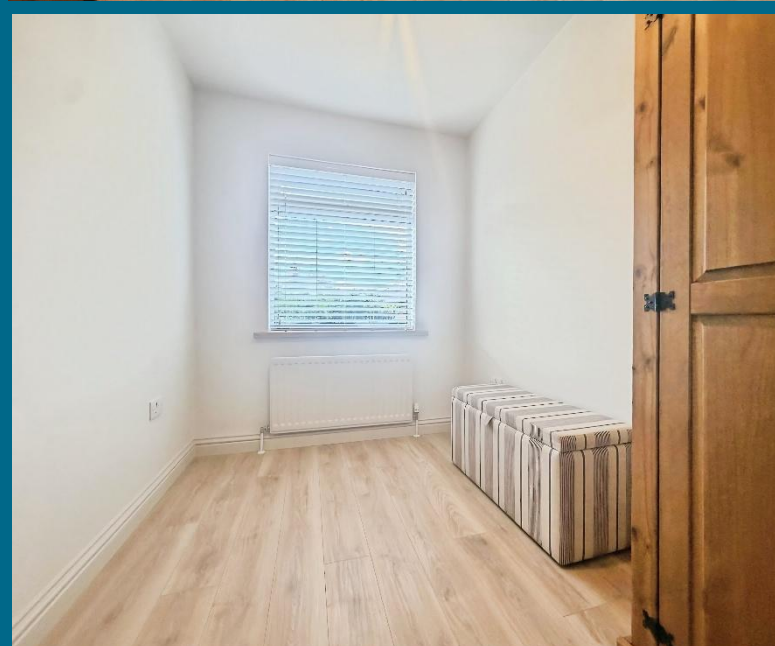
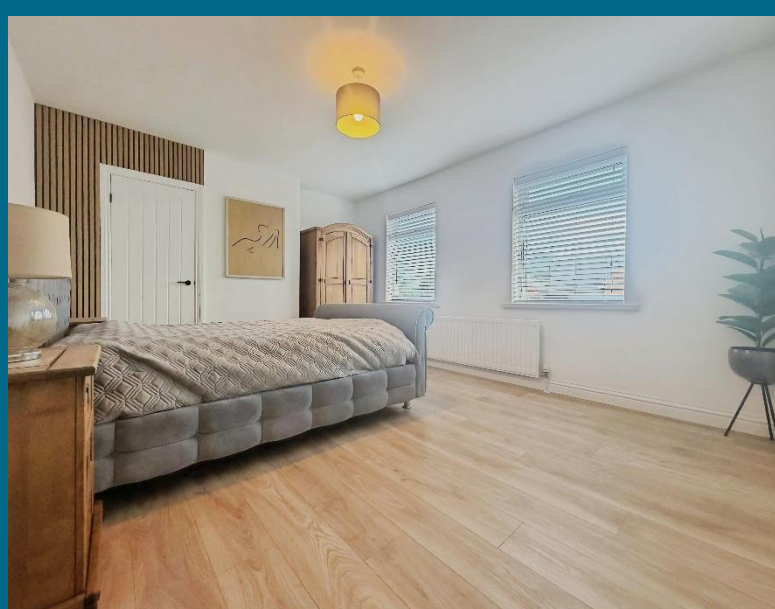
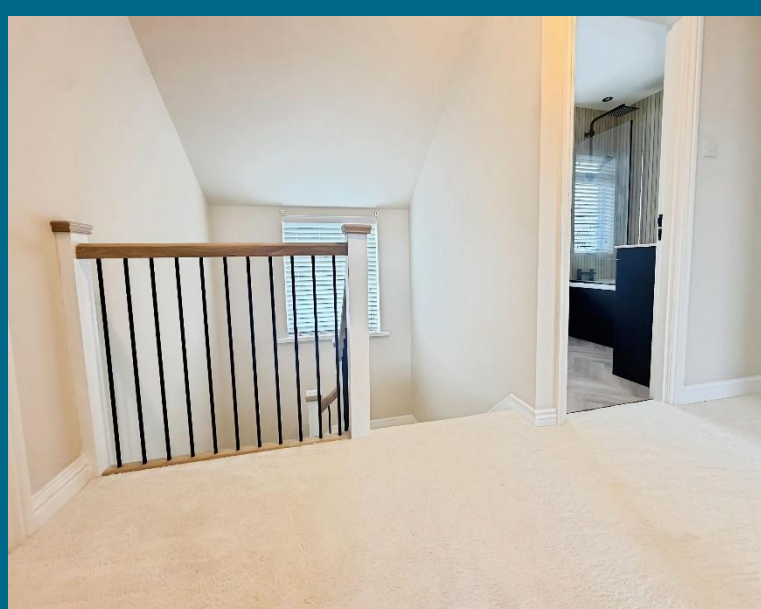
BEDROOM THREE: 7'4" x 9'7" (2.24m x 2.92m) Double glazed window, radiator.

BATHROOM: 6'1" x 7'11" (1.85m x 2.41m) Stylishly finished bathroom with panelled bath and glazed shower screen, overhead rainfall-style shower and separate handheld attachment, vanity basin, W.C., black heated towel rail, double glazed window, feature slatted wall panelling, herringbone-effect flooring.

EXTERNALLY: The property occupies a generous plot with an enclosed, low-maintenance frontage incorporating planted and bark-chipped areas, raised planters and a substantial gravelled section to the side which could be used for parking (Please note that there is not a dropped kerb, one can be applied for by the purchaser).

To the rear is a West-facing garden, particularly well positioned to enjoy afternoon and evening sun. The garden extends to a good length with a lawn, raised timber deck, paved areas, fencing and hedging, raised planters and a garden shed with gravelled surround. The garden continues to a slightly raised section towards the far end.



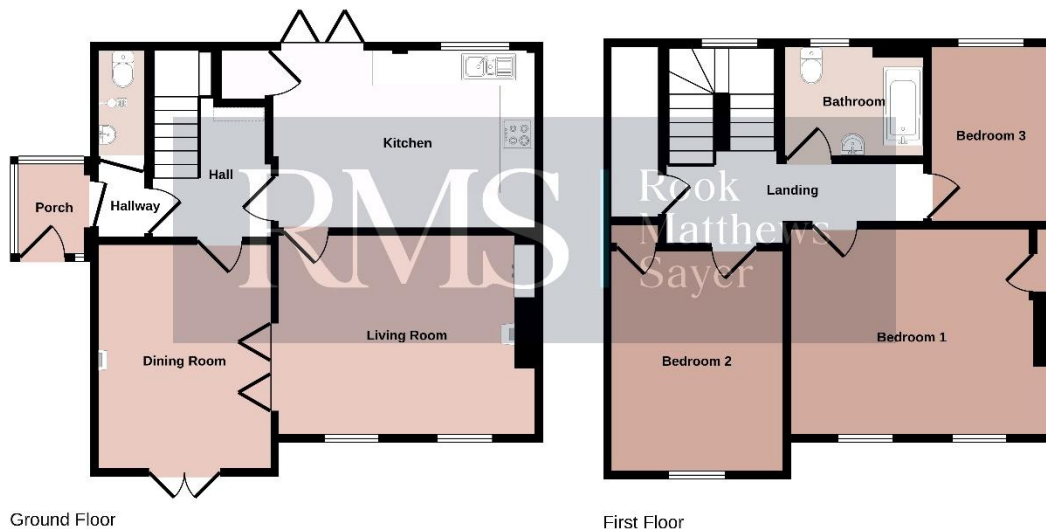


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 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.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Driveway, On Street

MINING

The Northeast 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.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

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: C

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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