



Newlands Avenue Whitley Bay

An outstanding, semi-detached bungalow, tastefully presented and extensively updated throughout. Boasting a prime location, close to local shops, bus routes, schools and approximately a 5 minute drive from our wonderful coastline and Whitley Bay centre. An impressive hallway welcomes you, leading into the beautiful rear lounge overlooking and opening out to the garden area, the lounge flows through to the stunning dining kitchen with a range of high gloss units and integrated appliances, French doors opening out to the garden area. There are two double bedrooms, the principle bedroom with fitted wardrobes. A luxurious and spacious bathroom with roll top bath, we have been advised that the loft is floored with pull down ladder. Extensive, block paved driveway providing parking for multiple vehicles and a sought after South-West facing rear garden, substantially improved with lawn, borders and newly paved patio, garage with electric roller door. A truly one-off bungalow, the earliest of viewings will be required to secure!

£330,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: impressive hallway with radiator, double glazed window, tile effect flooring, door to:



LOUNGE: (rear): 17'6 x 11'1, (5.33m x 3.38m), measurements into alcoves, a fabulous rear lounge overlooking the garden with large double glazed window and double glazed French door allowing maximum light into the room, radiator, wood effect flooring, electric feature stove fire, door to:



DINING KITCHEN: (rear): 12'7 x 9'6, (3.84m x 2.90m), stunning, redesigned and fitted kitchen, incorporating a range of high gloss base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob, stainless steel cooker hood, single drainer sink unit with mixer taps, integrated fridge and freezer, dishwasher, spotlights to ceiling, wood effect flooring, plinth heater, under-unit lighting, two lots of double glazed French doors out to the rear garden, spotlights to ceiling



BEDROOM ONE: (front): 15'1 x 11'1, (4.59m x 3.38m), including depth of fitted wardrobes, providing ample hanging and storage space, radiator, double glazed window

BEDROOM TWO: (front): 12'0 x 9'0, (3.66m x 2.74m), radiator, double glazed window, loft access with pull down ladders, we have been advised that the loft is fully boarded with two Velux windows, electric points and light

BATHROOM: 8'9 x 8'5, (2.67m x 2.57m), a luxurious and spacious bathroom with roll top bath, hot and cold mixer taps and shower spray, pedestal washbasin, low level w.c., two double glazed windows, chrome ladder radiator, tile effect flooring

EXTERNALLY: Gorgeous, landscaped rear garden with paved patio, lawn, borders, security light, extensive, block paved driveway providing ample parking for multiple vehicles, attached garage with electric roller door, combination boiler

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: GAS MAINS
Broadband: FIBRE
Mobile Signal: YES
Parking: DRIVEWAY AND GARAGE

PROPERTY INFORMATION: We have been advised that loft has open cell spray foam insulation with guarantees

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: E

WB1929.AI.AI.4/1/24.V.1





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