



Hamilton Drive Whitley Lodge, Whitley Bay

Beautifully located, a short walk from the beach and within the catchment area for local schools of excellence, this wonderful semi-detached family home has been lovingly owned within the same family for many years. With so much light and space throughout, you are certain to fall in love with its homely charm! The property is available with no onward chain and offers a spacious hallway, generous lounge with large, feature bow window, attractive fireplace and gas, coal effect fire, separate dining room overlooking the rear garden area, the dining room flows into the stylish and modern kitchen with integrated appliances, separate utility area and access to both the garage and rear garden. There is a landing area that leads off to three excellent sized bedrooms, two with fitted wardrobes. The shower room has been re-fitted and boasts a contemporary suite with walk in shower. Enjoy the gorgeous, enclosed rear garden, which is mainly lawned with well stocked borders and hedges, and a large front garden with long, block paved driveway with parking for up to two vehicles.

£340,000

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Hamilton Drive Whitley Lodge

Double Glazed Entrance Door into:

ENTRANCE PORCH: door into:

ENTRANCE HALLWAY: turned staircase up to the first floor, radiator, under-stair cloaks cupboard, door to:



LOUNGE: (front): 14'8 x 13'3, (4.47m x 4.07m), a superb sized lounge with measurements into feature double glazed bow window and into alcoves, feature fireplace with gas, coal effect fire, housing back boiler, radiator, cornice to ceiling, sliding doors into:

DINING ROOM: (rear): 10'3 x 10'1, (3.12m x 3.07m), double glazed window overlooking rear garden area, radiator, through to:



KITCHEN: (rear): a stylish, white, re-fitted kitchen, incorporating a range of base, wall and drawer units, high gloss, roll edge worktops, integrated, eye level, double oven, electric hob, cooker hood, one and a half bowl sink unit with mixer taps, tile effect flooring, double glazed window, fully tiled walls, radiator, cornice to ceiling, door to:

UTILITY ROOM: 8'0 x 7'8, (2.44m x 2.33m), plumbed for automatic washing machine, half tiled walls, laminate flooring, door into garage, double glazed door to the rear garden



FIRST FLOOR LANDING AREA: double glazed window, airing cupboard housing hot water tank and with shelving, door to:

BEDROOM ONE: (front): 12'4 x 11'3, (3.76m x 3.43m), into alcoves, fitted wardrobes and storage, double glazed window, radiator

BEDROOM TWO: (rear): 11'2 x 9'2, (3.40m x 2.79m), excluding depth of fitted wardrobes, radiator, double glazed window, additional storage cupboard

BEDROOM THREE: (front): 8'7 x 8'3, (2.62m x 2.52m), radiator, double glazed window, storage cupboard

SHOWER ROOM: 8'8 x 5'3, (2.64m x 1.60m), a stunning, re-fitted shower room, comprising of, walk in shower cubicle, electric shower, vanity sink unit with mixer taps, low level w.c with recessed flush, two double glazed windows, chrome ladder radiator, panelling and spotlights to ceiling, panelling to shower area, panelling to walls, contemporary flooring

EXTERNALLY: lovely, enclosed rear garden, mainly lawn, with borders, hedging for maximum privacy. The front garden is spacious, again with lawned area, block paved driveway with capacity to park up to two cars. The garage is single in length and measures, 16'9 x 8'11, (5.11m x 2.72m), roller door, plumbing and electric

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway/Garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: C

EPC RATING: E

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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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