



Park Avenue Whitley Bay

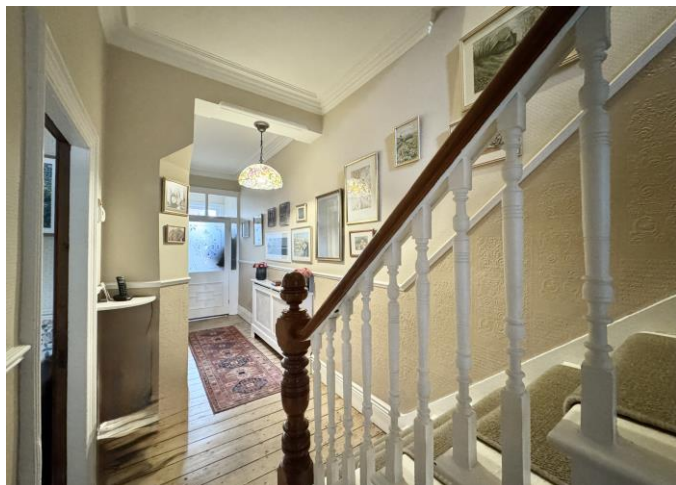
A beautiful, Victorian, period terrace boasting a fabulous location in the heart of Whitley Bay. Within the catchment area for sought after local schools and just a short walk from our gorgeous beach, sea front, Metro and vibrant town centre. Loved for many years by the current family this property showcases original features, fabulous room sizes and a stunning, extended dining kitchen. Entrance vestibule, through to the impressive hallway with original turned staircase, lounge with feature bay window, wonderful fireplace and open fire, separate dining room with marble fireplace and open fire. Stunning dining kitchen with stylish units and integrated appliances, separate utility room. To the first floor half landing there is a fantastic contemporary bathroom with forest waterfall spray, separate w.c./cloaks, three double bedrooms two with fitted wardrobes. The second floor has two further bedrooms, the principle dual aspect with a stylish en-suite shower room. Large, private and enclosed rear town garden with block paving and shed, front town garden with privacy hedging, walled and gated.

£425,000

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Double Glazed Entrance Door into:

ENTRANCE VESTIBULE: original Victorian tiled floor, dado rail, half height Lincrusta, cornice to ceiling, original, half glazed door through to:

ENTRANCE HALLWAY: impressive and spacious hallway with original, turned staircase up to the first floor, fitted runner carpet, cornice to ceiling, wood flooring, under-stair cupboard, radiator and radiator cover, cornice to ceiling, door to:



LOUNGE: (front): 18'3 x 13'5, (5.56m x 4.09m), gorgeous front facing lounge with measurements into alcoves and double-glazed bay window, stunning feature fireplace with cast iron open fire, tiled inset, picture rail, cornice to ceiling, wood flooring, radiator

DINING ROOM: (rear): 15'6 x 11'8, (4.72m x 3.56m), into alcoves, beautiful marble fireplace, cast iron open fire with tiled inset, hearth, picture rail, cornice to ceiling, radiator, two double glazed windows

DINING KITCHEN: 18'8 x 9'7, (5.69m x 2.92m), fabulous, family dining kitchen, incorporating a range of, white base wall and drawer units, high gloss worktops, one and a half bowl sink unit with mixer taps, integrated full height fridge and freezer, double oven, induction hob, cooker hood, pull out larder storage, spotlights to ceiling, cornice, tiled floor, large Velux window, two double glazed windows, double glazed door out to the town garden, door to:



UTILITY ROOM: 8'0 x 7'2, (2.44m x 2.18m), fitted wall units, worktops, plumbed for automatic washing machine, tiled floor, spotlights to ceiling, Velux window, double glazed door to the town garden

HALF LANDING AREA: staircase up to the first-floor landing, door to:

BATHROOM: 8'9 x 8'8, (2.67m x 2.64m), stylish and contemporary bathroom, comprising of, curved bath with hot and cold mixer taps, chrome shower with additional forest waterfall spray, floating vanity sink unit with mixer taps, vertical four pillar radiator, tiled floor, fully tiled walls, double glazed window, spotlights to ceiling, shaver point

SEPARATE W.C.: low level w.c. with push button cistern, double glazed window, electric heater

FIRST FLOOR LANDING AREA: storage cupboard, turned staircase up to the second floor

BEDROOM TWO: (front): 15'5 x 11'0, (4.70m x 3.35m), into alcoves, picture rail, cornice to ceiling, two double glazed windows, radiator

BEDROOM THREE: (rear): 14'4 x 11'6, (4.37m x 3.51m), into alcoves, radiator, two double glazed windows

BEDROOM FOUR: (front): 12'0 x 6'6, (3.66m x 1.98m), double glazed window, radiator



SECOND FLOOR LANDING:

BEDROOM ONE: (dual aspect): 21'8 x 9'1, (6.6m x 2.77m), two Velux windows, two radiators, door to:

EN-SUITE SHOWER ROOM: contemporary en-suite, comprising of, shower cubicle, electric shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled splashbacks, Velux window, radiator

BEDROOM FIVE: (front): 8'3 x 6'7, (2.52m x 2.0m), Velux window, radiator

EXTERNALLY: private and enclosed rear town garden with block paved patio, shed, outside tap, front forecourt garden with privacy hedging, walled and gated

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: On Street/ One free Parking permit and additional visitors permit free any additional permits can be purchased at a charge of £25 Per Annum each

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: C

EPC RATING: TBC

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