



## Park Avenue Whitley Bay

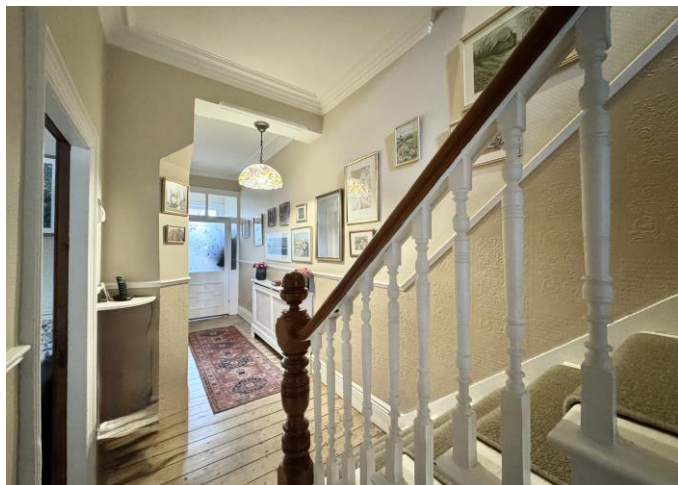
A beautiful, Victorian, period terrace boasting a fabulous location in the heart of Whitley Bay. Within the catchment area for sought after local schools and just a short walk from our gorgeous beach, sea front, Metro and vibrant town centre. Loved for many years by the current family this property showcases 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: D**

WB2804.AI.DB.16.12.2024 V.1



Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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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.

**16 Branches across the North-East**

