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BEECHWOOD AVENUE, WHITLEY BAY, NE25

£750,000

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Brunton Residential are pleased to offer this exceptional three/four-bedroom semi-detached home, located on the highly sought-after Beechwood Avenue in the coastal town of Whitley Bay.

This well-appointed property comprises three excellent bedrooms on the first floor with an optional fourth bedroom in the loft. A spacious principal bedroom offers a stylish en-suite shower room, along with a contemporary family bathroom. The ground floor features three versatile reception rooms, currently utilised as a lounge, family room / living room, and home office, providing flexible and spacious accommodation throughout.

The property has undergone a substantial extension to the rear with a full, luxury refurbishment throughout.

Whitley Bay is renowned for its excellent local amenities, highly regarded schools, scenic coastal walks, and strong transport links.

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Upon entering the property, you are welcomed into an entrance vestibule which leads into a spacious hallway, complete with herringbone parquet flooring that extends to the rear of the property. Stairs lead to the first floor landing. Off the hallway are two versatile reception rooms—one currently used as a home office, and the other serving as a lounge with a bay window providing pleasant front aspect views. There is also a modern WC accessed from the hallway.

To the rear, the property opens up into a generous open-plan kitchen, dining and living area, featuring a fireplace and two sets of double doors that lead out to a paved patio area. The modern kitchen is fitted with floor and base units, granite worktop surfaces, a central island/breakfast bar, and integrated appliances. A utility room is accessed from the kitchen and offers additional cupboard space, a sink, granite worktops, and a door to the outside. The utility room also provides internal access to the garage, which can be utilised for storage or off-street parking.

Upstairs on the first floor, there are three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while another features a bay window. A contemporary family bathroom completes this level, comprising a walk-in shower and a freestanding bath.

From one of the bedrooms, a staircase leads up to the second floor, offering further flexible space suitable for use as an additional bedroom or a relaxed retreat.



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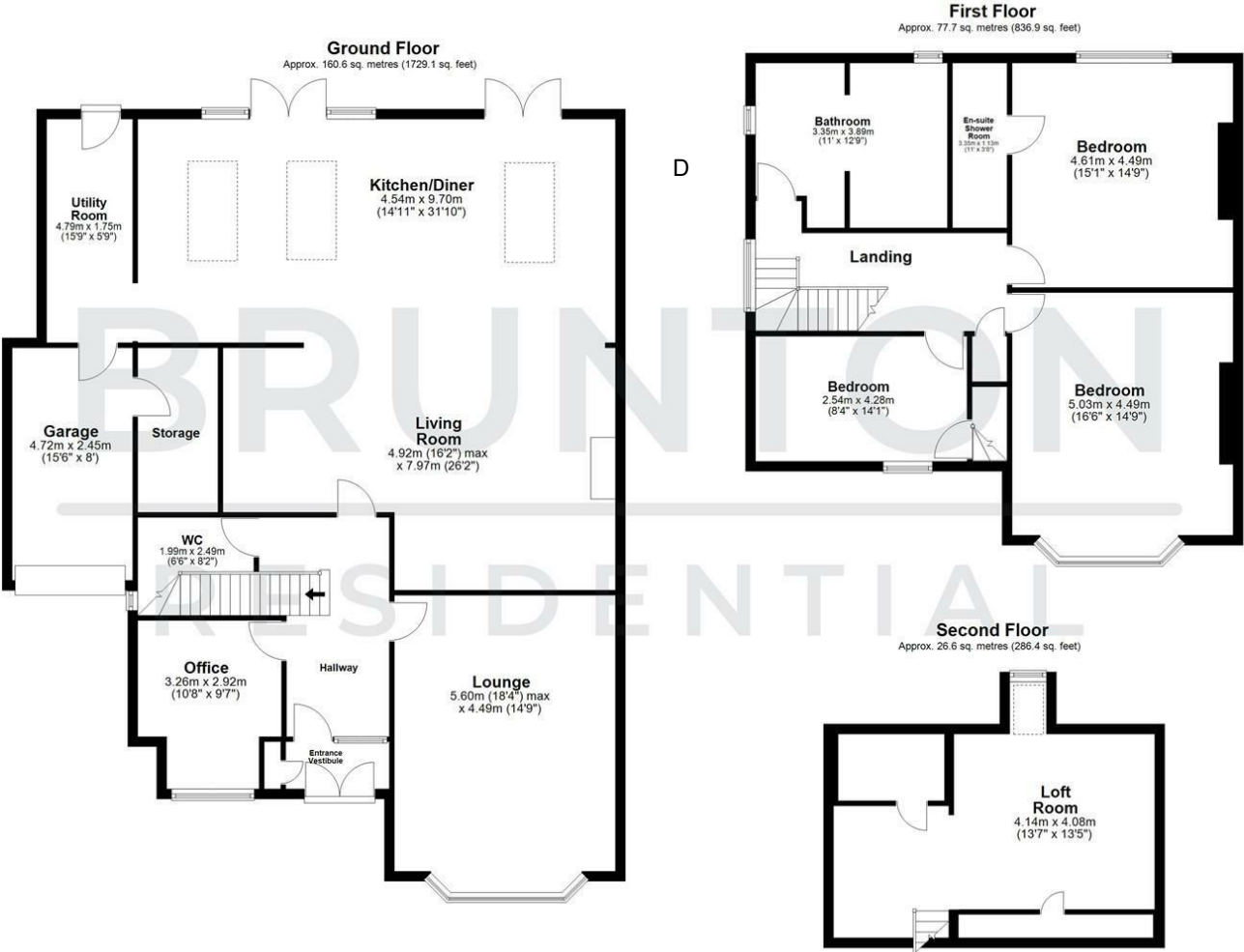
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	