



48 Ivanhoe

Whitley Bay



48 Ivanhoe, Whitley Bay

48 Ivanhoe represents a rare opportunity to acquire a truly impressive home in a sought after location. Just a stone's throw away from the coast, Ivanhoe offers excellent local schools and a range of amenities. Thoughtfully modernised throughout, this impressive three bedroom semi-detached home offers a superb standard of accommodation for modern living.

For those with families, Whitley Bay High School is one of the most sought after secondary schools in the region and is located just a short walk away. Valley Gardens Middle School, another high-performing school is also within easy walking distance. Whitley Bay's beautiful beaches and popular promenade is simply accessible, making it perfect for those who enjoy coastal living. The property is well served by local shops, cafés and convenience stores, providing everything needed for day-to-day living. Excellent public transport links make commuting and travel simple, with Monkseaton's metro just a 10 minute walk away.

Upon entering the property, a welcoming hallway leads to both the front reception room and the open plan kitchen, living area. The front reception room is a particularly striking space, enhanced by a large south facing bay window which fills the room with natural light, creating a bright and airy atmosphere. To the rear, the kitchen and living space has been recently renovated and thoughtfully designed with modern wall and base units, a full range of integrated appliances including a fridge, freezer, oven, hob, microwave and dishwasher and provides direct access to the rear garden through a double glazed French door. This area also offers internal access to the attached garage which houses a brand new boiler and is plumbed for a washing machine.





Upstairs, the first floor offers three well proportioned bedrooms, each finished to a high standard. The principal bedroom stands out with its generous proportions and attractive bay window, echoing the style of the ground floor. The accommodation is completed by a stylish four piece family bathroom suite, featuring both a separate shower and a bath.

Externally, the property enjoys a private landscaped rear garden, ideal for entertaining. The garage and driveway provide convenient off street parking and additional storage.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Freehold | Council Tax; Band C | Energy Performance Certificate; Rating D

Price Guide: Offers Over £399,950





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