



82 Haddington Road
, Whitley Bay, NE25 9UY

Offers In The Region Of £699,950



Trading Places

Coastal and Country Property Specialists



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82 Haddington Road

, Whitley Bay, NE25 9UY

Trading Places are honoured to welcome to the market, for sale, this truly impressive four bedroom detached family home offered with no upper chain. This bright and spacious, detached property is perfectly located in the sought after Haddington Road in the exclusive development Beaumont Park in Whitley Bay. Rarely does an opportunity arise to purchase such a property in such an outstanding location which is supported by local shopping facilities, amenities, cafes, bars and restaurants. The property has easy access to transport links and is ideal for a family seeking coastal living at its best.

The property boasts a generous entrance porch, a bright and spacious entrance hallway with generous size cloakroom, downstairs WC, study, spacious living room, dining room, sitting room and large family kitchen diner whilst to the first floor there are four double bedrooms (one with an en suite shower/WC) and a modern family bathroom/WC with shower. Externally there is a substantial rear garden and at the front there is driveway parking for several cars plus an attached double garage. This property has scope for further development and is attractively position in a quiet cul-de-sac.

This beautiful family home is walking distance to the beach and sea front and is very close to local amenities including Whitley Bay Town Centre. Excellent bus routes and walking distance to metro and local supermarket. This family home is in the catchment for excellent schooling at all ages.

Early inspection is highly recommended to fully appreciate this spacious rare to the market family property. Please call Trading Places on 0191-2511189 to arrange an appointment. Council Tax E. EPC Rating C.

Entrance Porch

This bright and spacious hallway incorporates a double timber hardwood door, tiled flooring and double glazed windows making it bright and spacious.

Entrance Hallway

Further internal timber double doors lead into this grand spacious hallway entrance. Doors to living room, sitting room, study, cloakroom and downstairs WC. Large radiator with decorative cover, ceiling coving and stairs leading to first floor.

Cloak Room

4'0" x 8'0" (1.22m x 2.44m)

This versatile cloak room is an excellent feature to family living. Front facing with double glazed window with fitted blinds, double radiator and fitted double storage cupboard.

Downstairs WC

Spacious downstairs WC incorporating low level WC, pedestal wash basin with vanity mirror over, built in double storage cupboard, radiator and extractor fan.

Study

8'2" x 6'6" (2.5 x 2)

Front and side facing study with two double glazed windows making this space light and airy. Fitted blinds and radiator.

Living Room

21'9" x 13'3" (6.63 x 4.06)

Front and rear facing living room offering an abundance of space for family living and entertainment. Double glazed picture windows to front and rear (both with fitted roller blinds) making the room light and airy. Incorporating wall light points, TV point, coved ceiling and a coal effect gas fire set to an attractive surround.





Sitting Room

14'4" x 11'3" (4.37 x 3.45)

Accessed from the entrance hallway with double glazed doors leading to rear garden. Ceiling coving, large radiator with decorative cover and timber double doors with glazed inserts leading to dining room. Door leading to kitchen diner.

Dining Room

13'10" x 10'2" (4.24 x 3.12)

This fantastic entertainment space can easily accommodate eighter seater dining table. Double glazed large window allowing for natural light, ceiling coving and radiator.

Kitchen/Diner

20'8" x 15'5" (6.32 x 4.7)

This modern and spacious kitchen diner benefits from wall, base and draw units, large island and contrasting worktops. Appliances include 'Rangemaster' cooker with modern extractor hood and integrated dishwasher. Stainless steel sink with drainer and tiled splashback. Space for fridge freezer, tiled walls and laminate flooring. Double glazed window and door leading to rear garden. Space to accommodate a six seater dining table in breakfasting area. Further window allowing for natural light and internal door leading to garage.

Landing

Spacious landing with an abundance of light. Two large sized double glazed windows. Loft access with?? Doors to all bedrooms and family bathroom.

Bedroom One

14'9" x 12'7" (4.5 x 3.86)

Rear facing double bedroom with fitted wardrobes to one wall. Double glazed window and radiator.

Bedroom Two

12'7" x 10'9" (3.84 x 3.28)

Rear facing double bedroom with double glazed window and radiator.

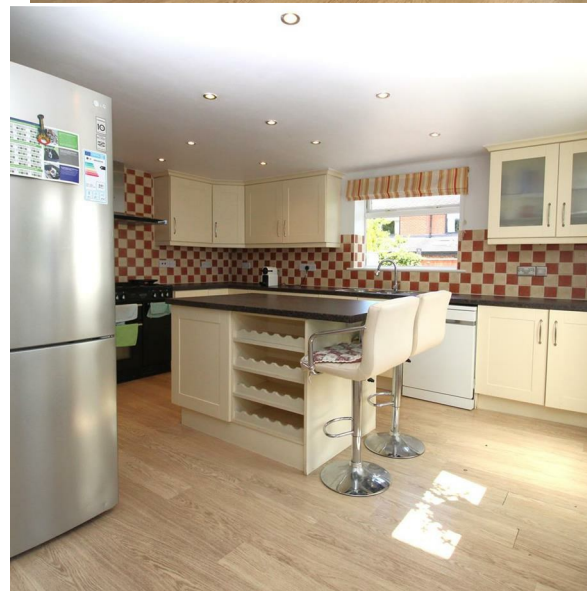
Bedroom Three

12'7" x 9'6" (3.84 x 2.92)

Rear facing double bedroom with double glazed window and radiator. This double bedroom also has the addition of an en-suite

En-Suite

This excellent addition incorporates shower cubicle, wash basin with mirror over and low level WC. Tiled walls and flooring, chrome towel warmer and extractor fan.





Bedroom Four

11'6" x 8'11" (3.53 x 2.74)

Front facing bedroom with double glazed window and radiator.

Family Bathroom

11'3" x 5'0" (3.43 x 1.53)

This family bathroom incorporates a panelled bath with shower mains and screen, vanity wash basin and low level WC. Tiled walls and flooring. Double glazed window with obscure glass. Chrome towel warmer.

Rear Garden

The substantial rear garden is large and mainly laid to lawn. Decking terrace, patio, water tap and a fenced boundaries.

Front Garden

To the front of the property there is driveway parking for several cars and double garage. Side path with gate leading to the rear garden together with double gates at the other side allowing for the storage or further extension.

Garage

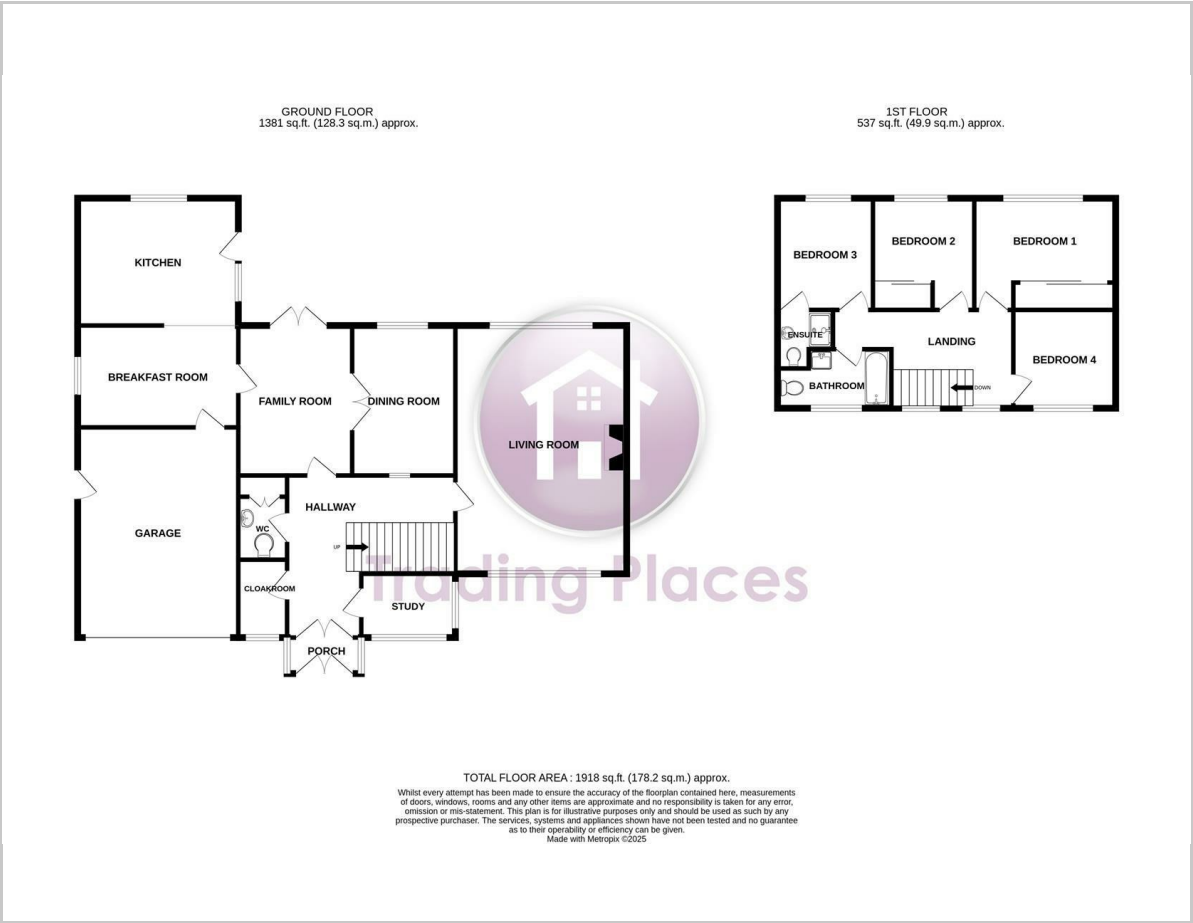
19'5" x 15'7" (5.94 x 4.75)

Double garage with electric roller shutter door, power, lighting, water tap, stainless steel sink unit with drainer, plumbing for washing machine, a range of wall units, gas central heating boiler. Internal door leading to kitchen diner.





Floor Plan

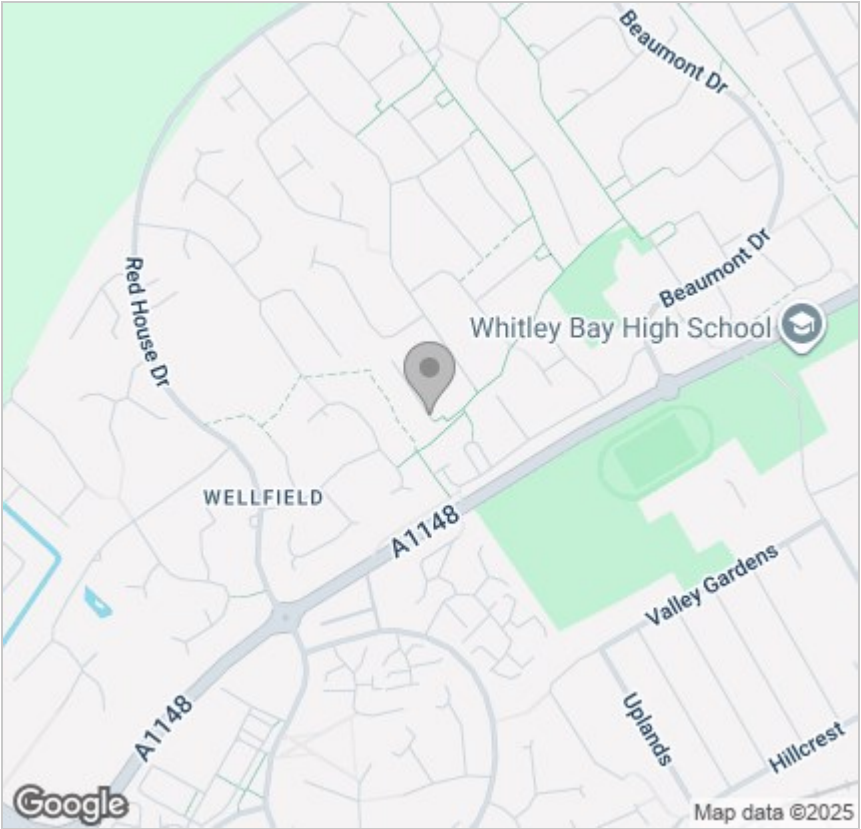


Viewing

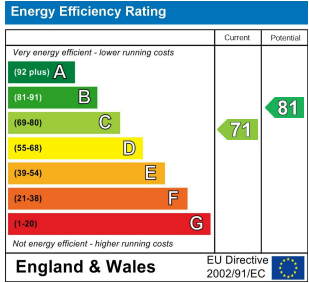
Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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