



3 Briar Avenue  
, Whitley Bay, NE26 1RU  
**Asking Price £675,000**



**Trading Places**

Coastal and Country Property Specialists



# 3 Briar Avenue

, Whitley Bay, NE26 1RU

Trading Places are honoured to welcome to the market, for sale, this truly impressive six bedroom family home offering fantastic sea views and spacious accommodation over three floors. This characterful semi-detached property was built in the Edwardian era and is perfectly located in the sought after Briar Avenue in North Whitley Bay. Rarely does an opportunity arise to purchase such a property in such an outstanding location offering such versatile family living. This beautiful home is a short walking distance to the vibrant Whitley Bay town centre 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.

Beautifully extended by the current owners this unique property boasts spacious family living spread over three floors, briefly comprising of: Porch, entrance hallway, breakfasting kitchen, two reception rooms and downstairs WC. To first floor three double bedrooms, one single bedroom and a generous size family bathroom offering spacious accommodation. The cleverly designed third floor added by the current owners provides two additional double bedrooms, a shower room and study.

Externally there is a west facing private rear garden and to the front a town garden and driveway parking. There is also an outhouse which has electricity and offers extra space for storage.

This well extended home is walking distance to the beach and sea front and offer sea views from several rooms. Offering local amenities including Whitley Lodge Shops and Whitley Bay Town Centre, excellent bus routes and walking distance to metro and local supermarket. This family home is also in the catchment for excellent schooling at all ages.

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

## Entrance Porch

Hardwood timber front door with glazed insert and upper glazed arch above allowing for natural light into entrance porch. Period style tiled flooring and timber inner door with period stained glass insert and matching stained glass surrounding windows leading into the entrance hallway.

## Entrance Hallway

This welcoming entrance hallway is bright and airy and has an abundance of period features. The inner stained glass door and side stained glass arched window make this space light and homely. Doors to both reception rooms, breakfasting kitchen and downstairs WC. Period features include ceiling coving, picture rail and dado rail. Large storage cupboard under stairs and spindle staircase leading to first floor.

## Reception Room One

15'8 x 13'9 (4.78m x 4.19m )

This stylish front facing reception room is homely and welcoming incorporating hardwood flooring and a double glazed UPVC walk in bay window with upper panes provide an abundance of light. Decorative feature fire place with period timber surround and shelving, cast iron and decorative tiling insert and hearth. Custom made book shelving to one wall, decorative ceiling rose and coving, picture rail, dado rail, two large radiators and TV point.

## Reception Room Two

14'10 x 11'11 (into alcoves) (4.52m x 3.63m (into alcoves))

To the rear of the property is the second reception room. Timber door with glazed insert and glazed side panels and matching stained glass upper panes windows allow for natural light and access to rear garden. This cosy space is a relaxing area for entertaining family and friends. Picture rail, large radiator and TV point.





### Breakfasting Kitchen

17'3 x 9'3 (5.26m x 2.82m)

The breakfasting kitchen has wall base and draw units providing storage, with contrasting granite worktops and upstands. UPVC double glazed window providing outlook to the rear and decorative side window allowing for natural light to breakfasting area. Villeroy and Boch ceramic sink with mixer taps. 'Siemens' electric oven, with gas hob and 'Franke' stainless extractor. Space and plumbing for washing machine and dishwasher and recessed ceiling spotlights. Door providing access to rear garden and outhouse.

### Downstairs WC

This functional space incorporates a pedestal wash basin and mini wash basin. Tiled flooring and walls to half height.

### Landing

The first floor landing is bright and spacious. Doors to all bedrooms and family bathroom. Large storage cupboard and further stairs to third floor.

### Bedroom One

13'2 x 12'6 (4.01m x 3.81m )

This front facing room offers fantastic sea views. UPVC double glazed window, two built in storage cupboards, large radiator, ceiling coving and picture rail.

### Bedroom Two

12'9 x 11'4 (3.89m x 3.45m )

Rear facing double bedroom with double glazed UPVC window, large radiator, decorative feature fireplace with wood surround, ceiling coving and picture rail.

### Bedroom Three

9'9 x 9'4 (2.97m x 2.84m )

To the rear of the property is bedroom three. UPVC double glazed window makes the space feel bright and airy. Ceiling coving and single radiator.

### Bedroom Four

10'8 x 5'8 (3.25m x 1.73m )

To the front of the property is bedroom four. Currently used as an office this room offers sea views allowing for a calm working space. Single radiator and period style shelving.

### Family Bathroom

The family bathroom is bright and spacious incorporating two UPVC double glazed windows with obscure glass. Pea shaped bath with shower over, vanity wash basin and low level WC. Tiled walls and flooring.

### Storage Cupboard

This large storage cupboard is a great functional space offering vast storage to the first floor.

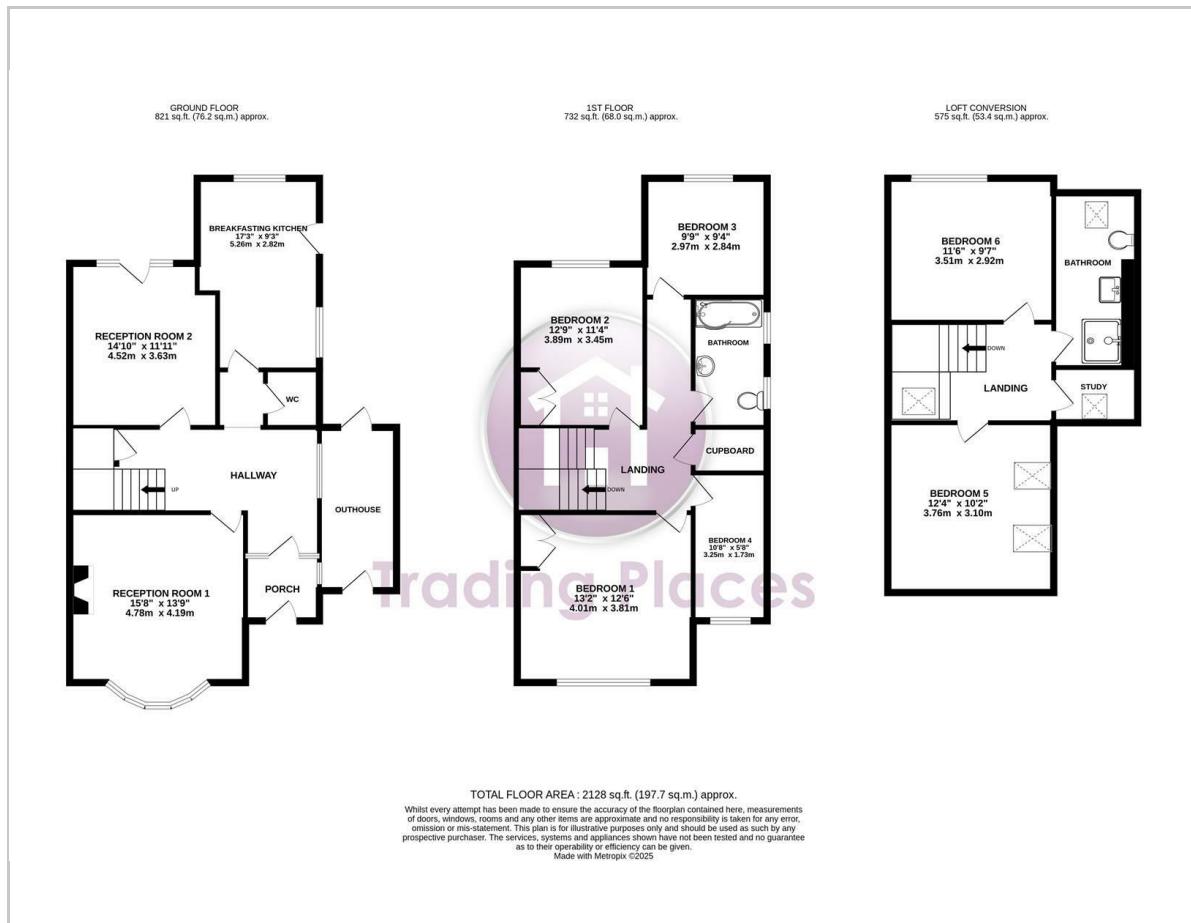
### Further Landing

The third floor was added by the current owners in 2022. This cleverly designed loft conversion flows naturally from the first floor landing and is a fantastic space for teenagers and young adults. Continuing the traditional staircase and dado railing up to the third floor landing space gives it a purpose build feel. Velux window allowing for natural light, doors to both double bedrooms, study and shower room.

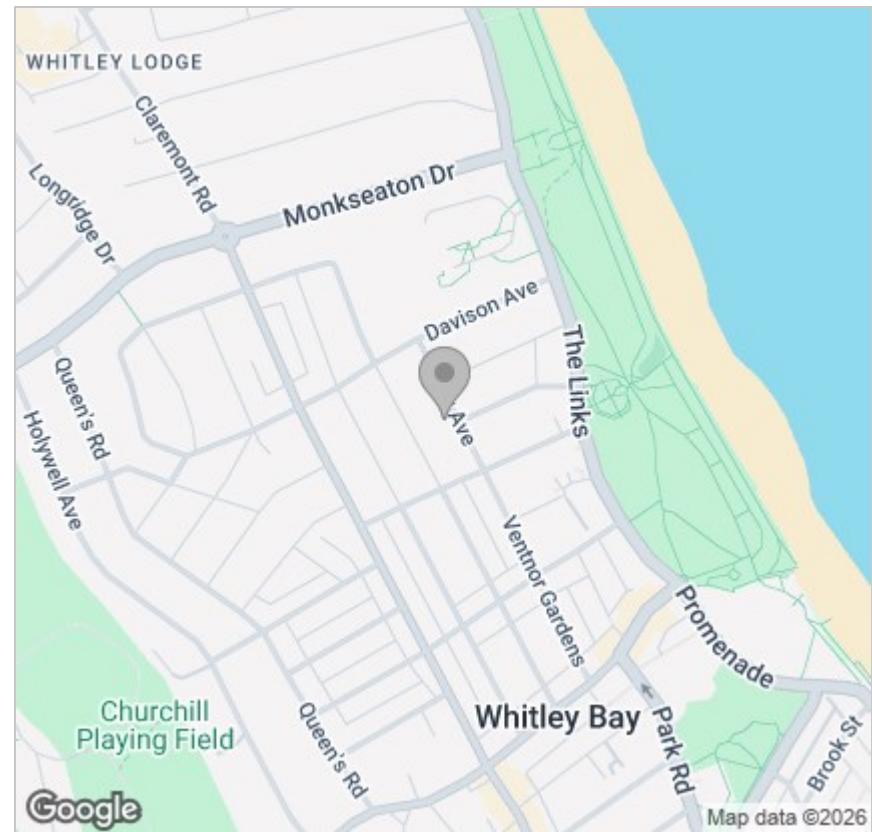




## Floor Plan



## Area Map



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

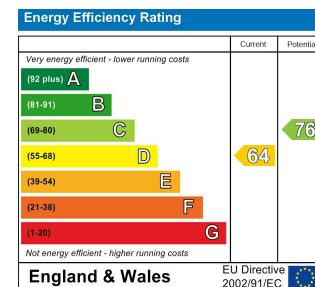
2a Kew Gardens, Whitley Bay, Tyne and Wear, NE26 3LY

Tel: 0191 251 1189

Email: [info@tp-property.co.uk](mailto:info@tp-property.co.uk)

[www.tp-property.co.uk](http://www.tp-property.co.uk)

## Energy Efficiency Graph



Trading Places

Coastal and Country Property Specialists