



15 Holly Avenue  
, Whitley Bay, NE26 1EB  
**£475,000**



**Trading Places**

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# 15 Holly Avenue

, Whitley Bay, NE26 1EB

Trading Places are delighted to present this exceptional opportunity to acquire a generously proportioned five bedroom, purpose built terraced home on the highly sought after Holly Avenue, within walking distance to Whitley Bay Seafront, great transport links and the popular Park View amenities. Ideally positioned in one of the area's most desirable coastal locations, this spacious and characterful property offers versatile accommodation, making it the perfect family home.

The property benefits from gas central heating and double glazing, and briefly comprises: an entrance porch opening into a welcoming hallway, a front reception room with bay window, a second rear reception room, a modern fitted kitchen/diner, separate utility room, and ground floor WC. To the first floor are two generous double bedrooms, a family bathroom, and separate WC. The second floor features two additional double bedrooms, a single bedroom/home office and a modern shower room. Externally, there is a low maintenance front garden and a private rear yard.

Holly Avenue enjoys a prime coastal setting, just a short stroll from the beach and Whitley Bay's vibrant town centre. The area offers excellent local schools, easy access to public transport including the Metro, and an array of independent cafes, restaurants, and shops.

This fantastic home combines space, location, and lifestyle - a rare opportunity not to be missed. Viewing is highly recommended to truly appreciate the size and potential on offer, contact Trading Places on 0191 2511189. EPC Rating C. Council Tax Band D.



## Entrance Porch

Enter through composite front door with glass panel inserts together with double glazed side windows and upper panes allowing for natural light. Decorative tiled flooring and timber inner door with glazed insert leading to hallway.

## Entrance Hallway

This spacious welcoming entrance hallway starts with a timber inner door with glass insert allowing for natural light. Doors leading to all ground floor rooms, stairs incorporating spindles and period Newel post to first floor. Period charm throughout with hardwood flooring, decorative archway, ceiling coving and double radiator. Bespoke storage under stairs for housing shoes and additional storage for household items.

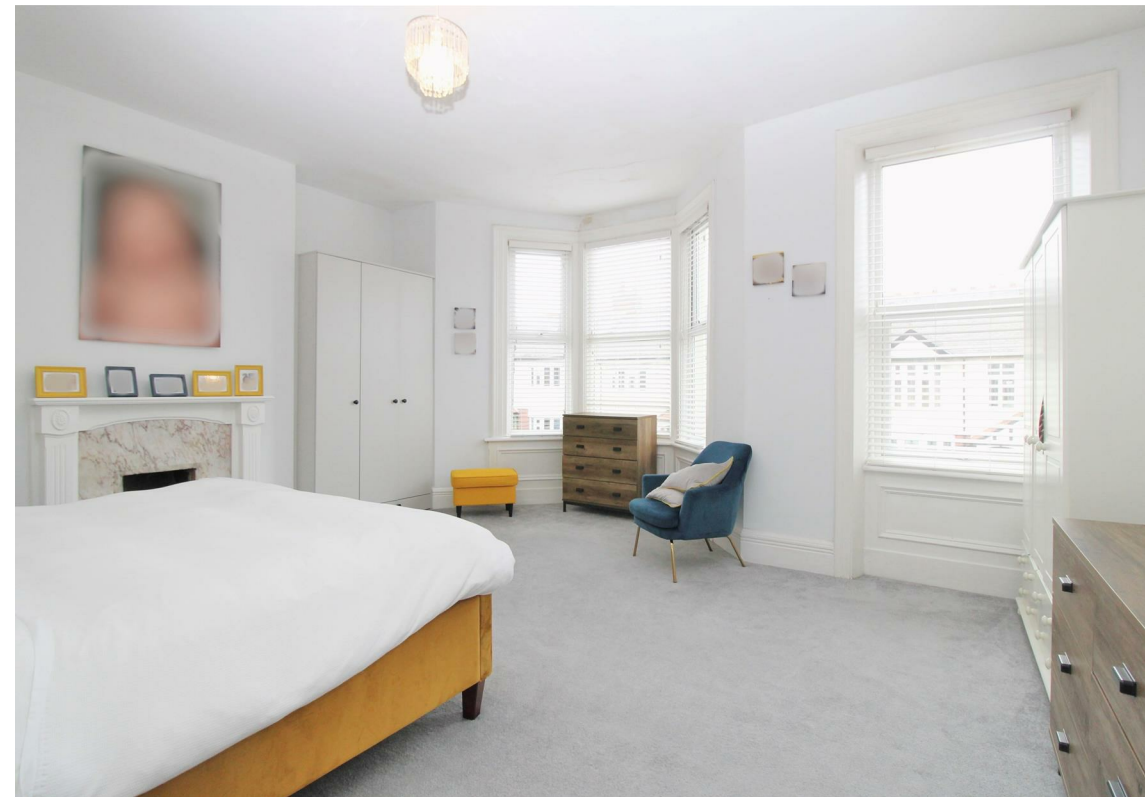
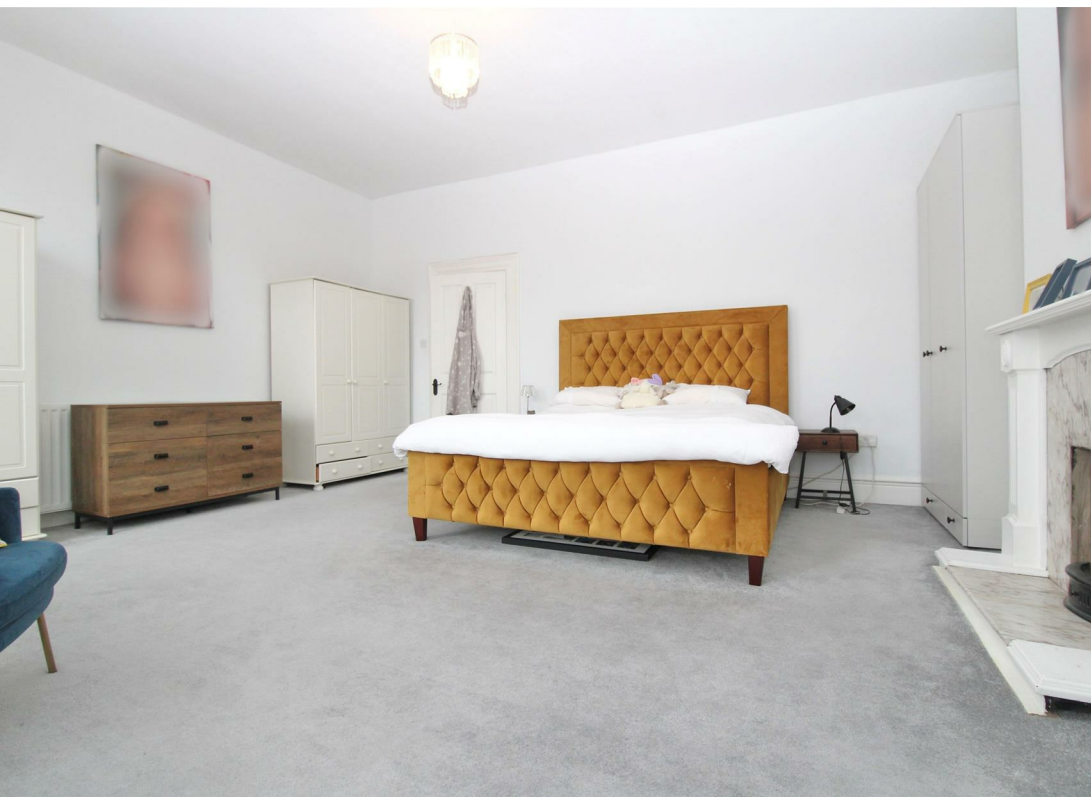
## Reception Room One

18'7 x 14'3 (5.66m x 4.34m)

Reception room one is bright and front facing. Retaining period charm incorporating ceiling coving, UPVC double glazed walk in bay window with panelling to sill height. This spacious room benefits from an impressive decorative fireplace with slate hearth, cast iron insert and timber surround. Hardwood flooring and large double radiator makes this a relaxing space.









#### Reception Room Two

16'8 x 12'8 (5.08m x 3.86m)

This second reception room is rear facing and is a cosy and inviting family space. UPVC double glazed doors leading to rear yard allow for natural light. Decorative fireplace with cast iron insert, slate hearth and timber surround. Double radiator.

#### Kitchen Diner

21'7 x 11'9 (6.58m x 3.58m)

This outstanding kitchen diner easily accommodates a six seater dining table and seating area making it the hub of the house. This room benefits from two double glazed window allowing for natural light.. Modern fitted wall, base and draw units with contrasting worktops and tiled splashbacks to half height. Incorporating a Range oven into recess benefitting from gas hob, extractor hood and tiled recess. Belfast sink, integrated dishwasher and space for fridge freezer. Ample storage space, double radiator and wood flooring. Door leading to utility and downstairs WC.

#### Utility Room

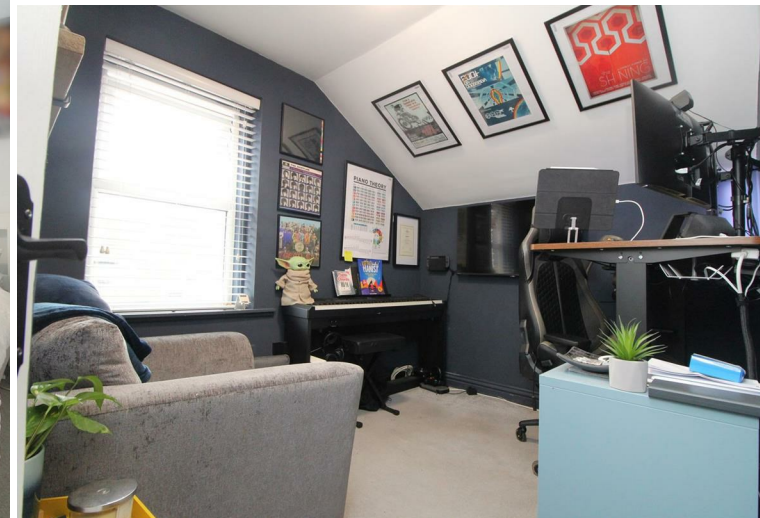
This good use of space provides a utility area with space and plumbing for a washing machine and tumble dryer. Wall and base units with contrasting worktops. Doors leading to downstairs WC and double glazed UPVC door leading to private rear yard.

#### Downstairs WC

This functional downstairs WC benefits from low level WC, wash basin and double glazed window with obscure glass.

#### First Floor Landing

Split landing to first floor giving access to family bathroom and separate WC. Further stairs leading to bedroom one and two.











#### Bedroom One

18'8 x 17'11 (5.69m x 5.46m)

This beautiful master bedroom is bright, spacious and front facing. UPVC double glazed bay window with panelling below. Further UPVC double glazed window make this an airy space. Decorative fireplace with cast iron insert, slate hearth and timber surround.

#### Bedroom Two

13'5 x 12'7 (4.09m x 3.84m )

Bedroom Two is rear facing with a large double radiator and UPVC double glazed window.

#### Family Bathroom

9'4 x 9'1 (2.84m x 2.77m)

This newly fitted bathroom incorporates a large walk in shower enclosure with Rainfall shower and separate telephone attachment. Panelled tiled bath with mixer taps and pedestal wash basin. Tiled walls to half height, chrome towel warmer and UPVC double glazed window with obscure glass. Large storage unit housing boiler and laminate flooring.

#### Separate WC

This separate WC comprises of low level WC, vanity wash basin with storage below, laminate flooring and UPVC double glazed window with obscure glass.

#### Second Floor Landing

The top floor has a split landing leading to bedroom five and shower room. Further stairs lead to bedroom three and four.

#### Bedroom Three

17'9 x 10'6 (5.41m x 3.20m)

Bedroom three is front facing with UPVC double glazed dormer window incorporating bespoke white shutters. Decorative fireplace with cast iron insert and timber surround. Double radiator.

#### Bedroom Four

11'3 x 9'0 (3.43m x 2.74m)

Bedroom four is rear facing. Ample storage to the eaves, Velux double glazed window and double radiator.

#### Bedroom Five

10'7 x 7'5 (3.23m x 2.26m)

Currently set up for home working the fifth bedroom is rear facing and benefits from a single radiator and UPVC double glazed window.

#### Shower Room

This modern shower room services the top floor and benefits from large shower enclosure with decorative tiled walls and shower mains, low level WC and pedestal wash basin. UPVC double glazed window with obscure glass. Single radiator.

#### Front Town Garden

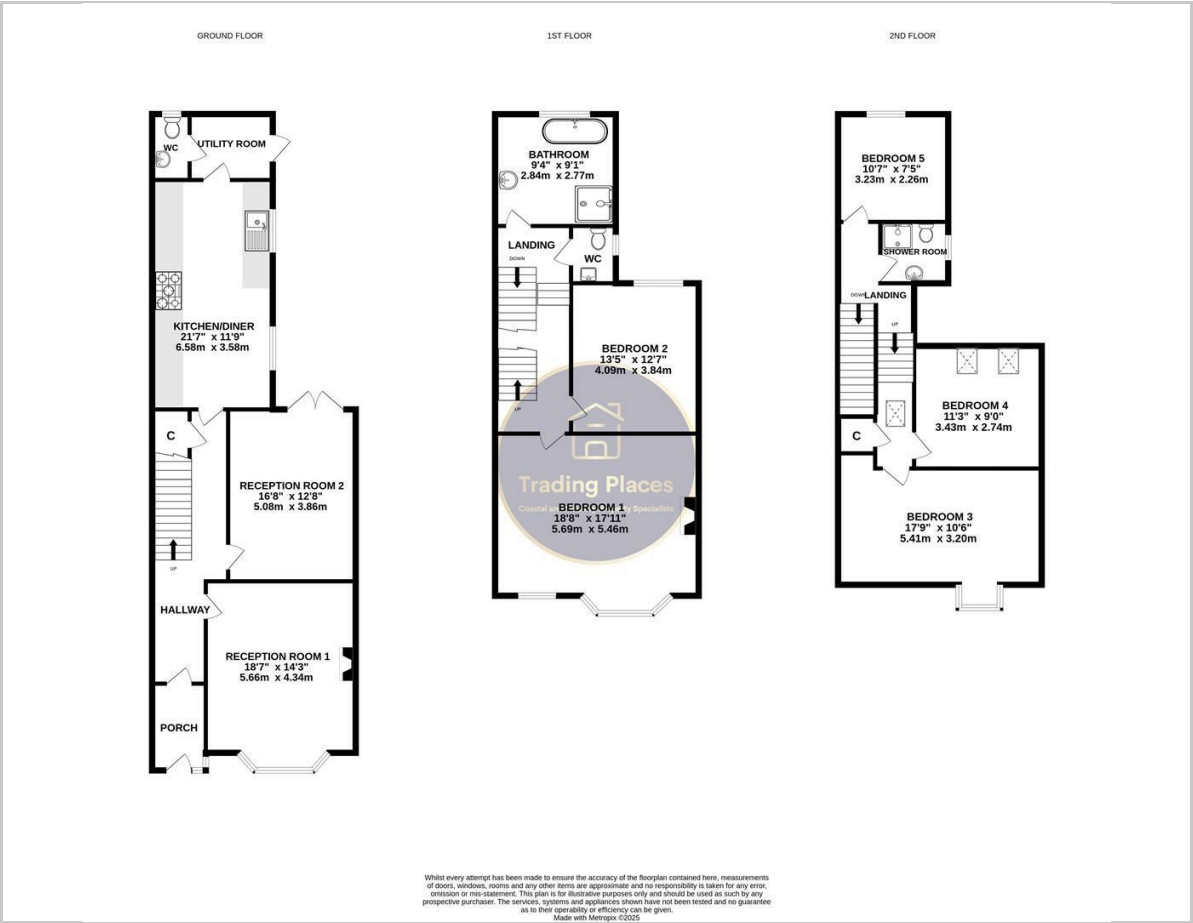
To the front of the property is a low maintenance town garden with wall boundaries and gate access.

#### Rear Yard

Externally there is a private rear yard with low maintenance astro turf, walled boundaries and gate access to rear lane. There is also a large shed for storage.



Floor Plan

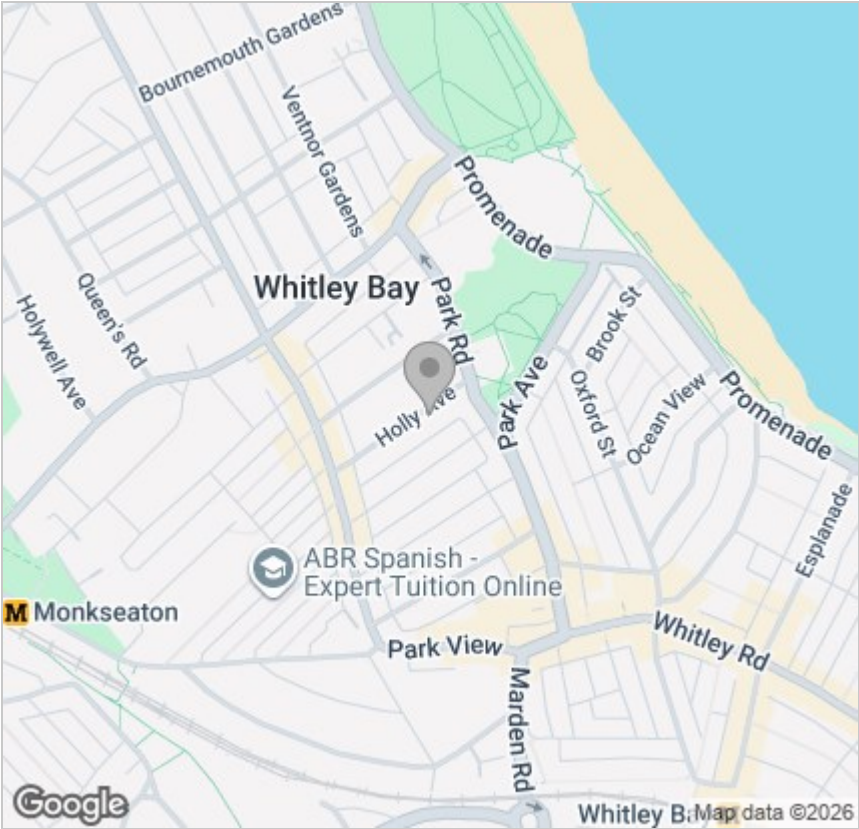


Viewing

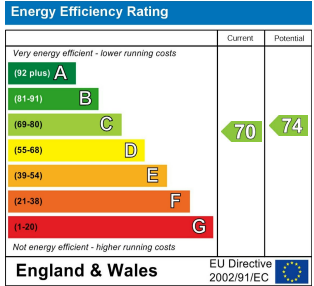
Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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