

FOR
SALE

25 HAWTHORN GARDENS, WHITLEY BAY NE26 3PQ
£850,000



5 BEDROOM HOUSE - SEMI-DETACHED

- FIVE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS RECEPTION ROOM
- OPEN PLAN DINING KITCHEN & FAMILY ROOM
- TWO BATHROOMS & DOWNSTAIRS SHOWER ROOM
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D

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VESITBULE

HALLWAY

RECEPTION ROOM
16'2 x 14

DINING KITCHEN & FAMILY ROOM
31'5 x 10'11 & 19'7 x 13'11

SHOWER ROOM WC
5'8 x 3'5

LANDING

BEDROOM ONE
14'10 x 14'1

BEDROOM TWO
14'4 x 14

BEDROOM THREE
11'2 x 9'8

BEDROOM FOUR
10'11 x 9'2

BATHROOM WC
10'3 x 7'2

LANDING

BEDROOM FIVE
19'9 x 11'11

BATHROOM WC
9'8 x 5'9

FRONT GARDEN

REAR GARDEN

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This beautiful and well extended, semi detached house was built circa 1905 and is perfectly located in a much sought after residential location. It boasts a wealth of modern features with period charm, has no upper chain and is ideal for a family.

With over 2250 square feet of accommodation set over three floors, this characterful property consists of a vestibule with period stained glass door to the spacious entrance hallway which has grand staircase and doors to the reception room, dining kitchen and laundry cupboard. The front facing reception room is elegant with a bay window, period decorative ceiling and feature fireplace. The fabulous dining kitchen and family room has a classic feel and easily accommodates an eight seater dining table as well as a lounge area with feature period fireplace and a bay window incorporating French doors to the rear garden. The kitchen benefits from a good range of units with wood worktops, space for a range oven and space for a dishwasher. There is a downstairs shower room with wet room shower, vanity wash basin and WC. To the first floor there are four spacious bedrooms, one with period feature fireplace and bay window, and a good sized family bathroom benefitting from a roll top bath with telephone shower attachment, walk in shower, period style washbasin, under floor heating and WC. The good sized second floor landing has room for an office space and doors to the light and airy main bedroom and second bathroom which includes a free standing bath with telephone shower attachment, walk in shower, period style washbasin, under floor heating and WC. Externally there is a front garden with driveway parking and a south facing rear garden with lawn, mature shrubs and a decked patio.

The generous size, exceptional features, layout and location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

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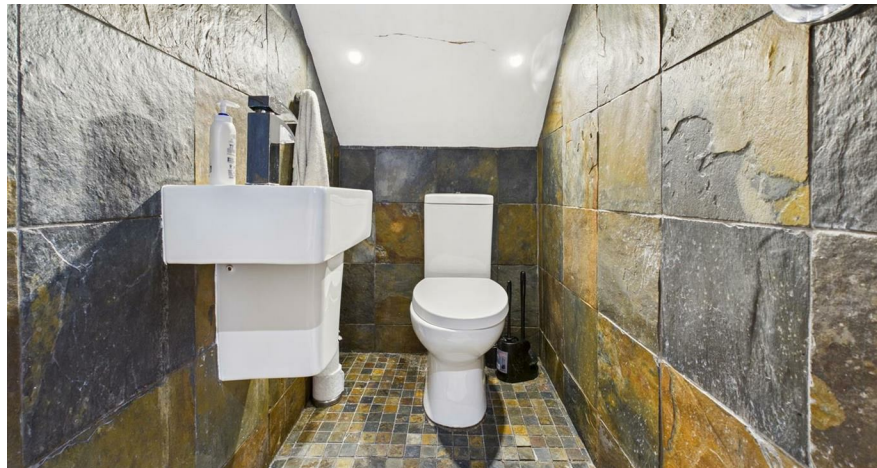
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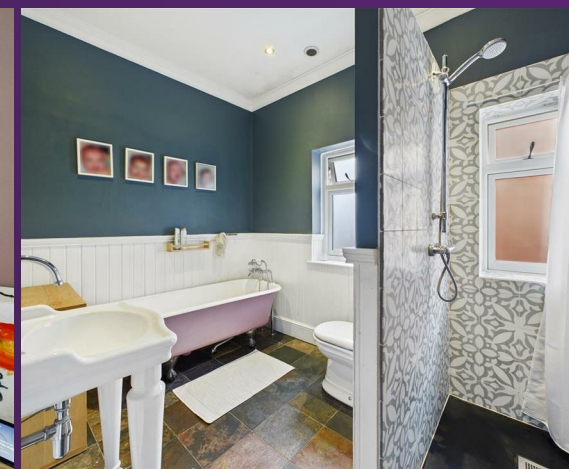
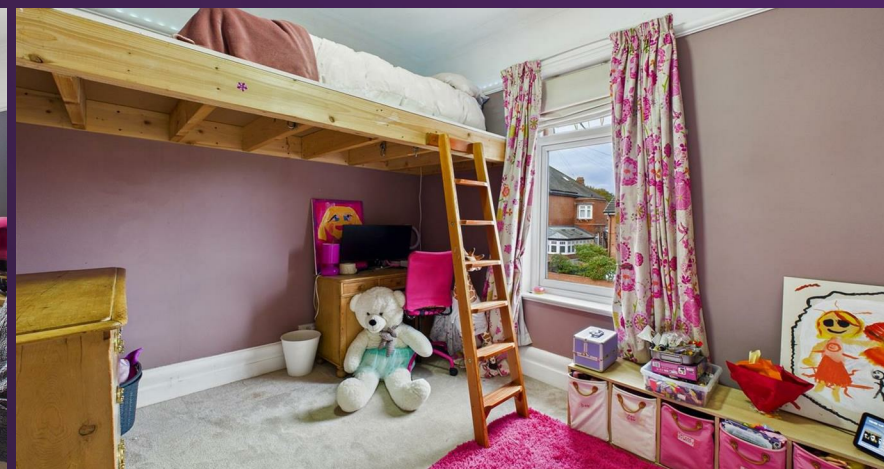
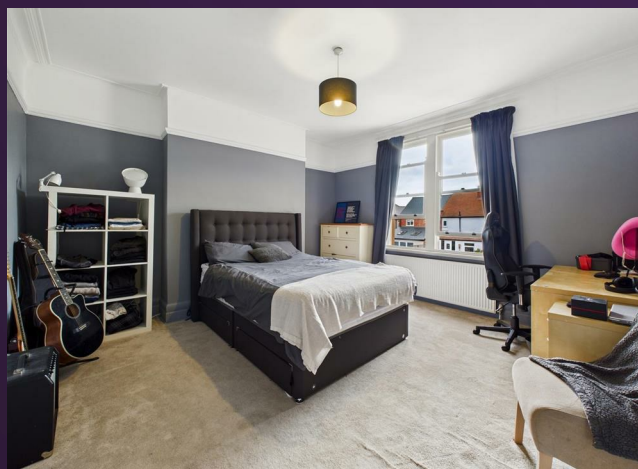
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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION
ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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		

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