



## Chollerford Avenue Whitley Bay

A beautiful, 1930's, extended, semi-detached home, located on one of the most, sought after streets in the area. Within the catchment for local schools of excellence, close to the Metro, vibrant town centre and some wonderful walks along the sea front. Alternatively, enjoy the gorgeous Quarry Nature Reserve which is just a short stroll from your door. This has been a lovely family home for many years and has been thoughtfully extended by the current owners to accommodate their growing family. There is a spacious hallway with original staircase, downstairs cloaks/w.c., two separate reception rooms, one with feature bay window and the rear sitting room with attractive feature fireplace and living flame fire, the room opens through to the 18'5 conservatory, enjoying views over the garden. Spacious family breakfasting kitchen with integrated appliances, utility room with access through to the garage. To the first floor there is an impressive landing and four spacious bedrooms, the principal bedroom with fitted wardrobes, superb sized family bathroom with separate shower cubicle. Fabulous, enclosed rear garden with two decked patios, lawn and mature borders, large, block paved, front driveway with ample parking, attached garage with electric roller door.

# £450,000

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Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: tiled floor, door to:

ENTRANCE HALLWAY: An impressive, spacious hallway, with original staircase to the first floor, large cloaks cupboard with double glazed window, radiator, door to:



DOWNSTAIRS CLOAKS/WC.: Low level w.c. with push button cistern, vanity sink unit with mixer taps

FRONT RECEPTION ROOM: 15'5 x 12'2, (4.70m x 3.71m), double glazed bay window, radiator, cornice to ceiling, attractive electric fire

REAR LOUNGE: 13'7 x 11'9, (4.15m x 3.58m), measurements into alcoves, a gorgeous sitting room with attractive feature fireplace and gas, living flame fire, feature plasterwork to ceiling, radiator, picture rail, through to:



CONSERVATORY: 18'5 x 6'7, (5.61m x 2.0m), a wonderful room to relax and enjoy views over the lovely garden area, radiator, wall light, wood flooring, double glazed French doors out to the rear garden, door through to kitchen

BREAKFASTING KITCHEN: 14'11 x 14'0, (4.55m x 4.27m), "L" shaped, maximum measurements, a light and airy family breakfasting kitchen with a range of base, wall and drawer units, co-ordinating worktops, integrated double electric oven, gas hob, one and a half bowl sink unit with mixer taps, one double glazed window, internal single glazed window, plumbing for dishwasher, radiator, tiled splashbacks, wood effect laminate flooring, door to:

UTILITY ROOM: 7'8 x 7'6, (2.33m x 2.29m), fitted worktops, plumbed for automatic washing machine, partition through to garage



**FIRST FLOOR LANDING AREA:** Split level landing, spacious and light, loft access with pull down ladders, we have been advised that the loft is part boarded, door to:

**ADDITIONAL W.C.:** low level w.c., fully tiled walls

**BEDROOM ONE:** (front): 12'8 x 9'11, (3.86m x 3.02m), excluding depth of attractive fitted wardrobes, with ample hanging and storage, co-ordinating dressing table, shelving and bedside cabinets, double glazed window, radiator

**BEDROOM TWO:** (rear): 12'4 x 11'3, (3.76m x 3.43m), double glazed window, radiator, high gloss, contemporary wardrobes, (negotiable)

**BEDROOM THREE:** (front): 16'6 x 6'6, (5.03m x 1.98m), excellent size extension bedroom with double glazed window and radiator

**BEDROOM FOUR:** (front): 8'7 x 7'2, (2.62m x 2.18m), radiator, double glazed window

**BATHROOM:** 15'0 x 8'9, (4.57m x 2.67m), maximum measurements, extended family bathroom with separate shower cubicle and electric shower, corner bath, pedestal washbasin, low level w.c., panelled bath and shower area, tiled floor, airing cupboard housing combination boiler, two double glazed windows, radiator

**EXTERNALLY:** A beautiful, large rear garden, enclosed with two decked patio areas, mainly lawned, mature borders, outside tap, shed. Generous front, block paved driveway with parking for at least two cars, feature border, walled.

**GARAGE:** 14'0 x 7'7, (4.27m x 2.31m), electric roller door

#### **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: Driveway/on street

#### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **TENURE**

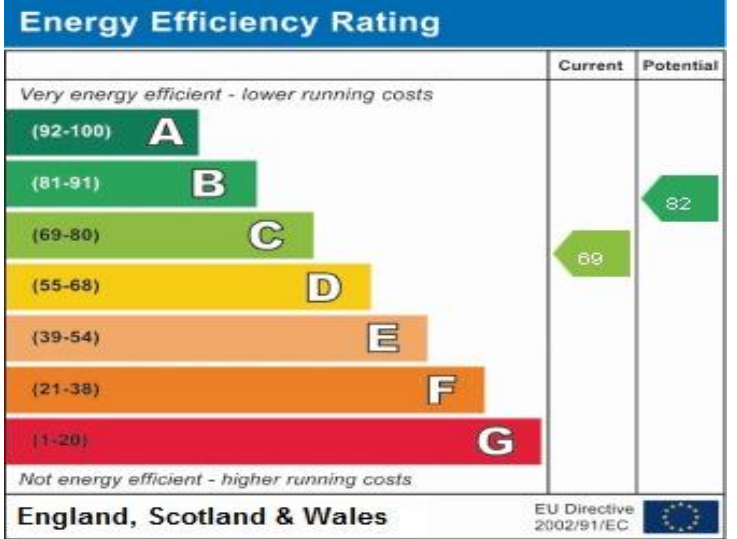
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: C**

WB2335.AI. DB .03.03.24.V.2





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