



## The Avenue Whitley Bay

Steeped in history and oozing charm, character, splendour and elegance throughout, this magnificent, Edwardian period semi-detached family home will undoubtedly delight any perspective buyers looking for their forever home! Within the catchment area for sought after schools, including Whitley Bay High School and within walking distance to our vibrant town centre and beautiful coastline, The Avenue presents a fabulous combination of coastal and urban living. You are welcomed by a grand and opulent vestibule and hallway, with original turned feature staircase up to the first floor, downstairs cloaks/wc. The lounge is quite fabulous with a feature bay window with fitted shutters and gorgeous fireplace, double doors open and flow beautifully into the separate dining room with French door out to the garden area and stunning, French Panaget parquet style flooring which is an absolute delight! The rustic, yet stylish dining kitchen is welcoming and spacious with Range cooker, integrated appliances and access out to the garden area.

The units are solid wood with granite worktops, ensuring both durability, style and quality! The impressive and spacious landing area welcomes you to four double bedrooms, two bedrooms with feature bay windows and the front bedroom with a range of stylish fitted wardrobes, providing ample hanging and storage space. The Victorian style bathroom is sublime, a real haven of tranquillity with its separate walk in rain shower, bath and fittings. The wonderful gardens wrap around this family home, offering so many options for relaxing and outdoor sunshine, depending on the time of day! Front and side gardens, enclosed and private rear town garden, not directly overlooked. We cannot wait for you to see what this gorgeous home has to offer!

# OIRO £625,000

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# The Avenue

## Whitley Bay

Original Double Doors Opening into:

**ENTRANCE VESTIBULE:** oak floor, door through to:

**ENTRANCE HALLWAY:** a grand and quite fabulous entrance hallway, with ample charm and original features. Stunning, sweeping turned staircase with original newel post up to the first floor, cornice to ceiling, three, triple glazed windows, encasing original stained leaded light window, feature arch, dado rail, under-stair cupboard, oak flooring, door to:

**DOWNSTAIRS CLOAKS/WC.:** floating vanity sink unit, low level w.c. with push button cistern, tiled splashbacks, Victorian style, tiled floor

**LOUNGE:** (front): 17'9 x 15'0, (5.41m x 4.57,), with measurements into alcoves and double-glazed bay window with fitted shutters, beautiful feature fireplace with gas coal fire, marble hearth and back panel, cornice and feature plasterwork, radiator, double doors opening through to:

**DINING ROOM:** (rear): 18'9 x 11'1, (5.72m x 3.38m), elegant and traditional formal dining room with measurements into double glazed walk-in leded bay, overlooking and with French door opening out to the garden, French Panaget, parquet style flooring, cornice and ceiling rose, radiator

**DINING KITCHEN:** (rear): 22'3 x 9'9, (6.78m x 2.97m), a fabulous family dining kitchen area with both a rustic and stylish ambience. The kitchen is fitted with a solid wood range of base, wall and drawer units, granite, contrasting worktops, Range cooker with stainless steel cooker hood, integrated freezer, dishwasher and washer/dryer, under-unit lighting, oak flooring, double glazed door out to the side garden area, sink unit with hot and cold mixer taps, tiled splashbacks, combination boiler, double glazed leaded window

**FIRST FLOOR LANDING:** impressive landing with large triple glazed window with original encased stained leaded light window, cornice to ceiling

**BEDROOM ONE:** (rear): 17'0 x 11'8, (5.18m x 3.56m), with measurements into double glazed bay window, radiator, cornice to ceiling

**BEDROOM TWO:** (front): 19'3 x 11'5, (5.87m x 3.48m), excluding depth of stylish fitted wardrobes and double- glazed bay window, radiator, cornice to ceiling



**BEDROOM THREE: (rear):** 11'9 x 9'2, (3.58m x 2.79m), double glazed window, radiator, cornice to ceiling

**BEDROOM FOUR: (front):** 9'6 x 6'9, (2.90m x 2.06m), radiator, double glazed window, laminate flooring

**FAMILY BATHROOM:** 10'5 x 5'8, (3.18m x 1.73m), showcasing a haven of tranquillity and elegance, this wonderful, Victorian style bathroom boasts a walk- in shower cubicle with chrome shower and additional forest waterfall spray, bath with mixer taps and shower spray, vanity sink unit with storage under, low level w.c., tiled floor, tiled splashbacks and shower area, chrome ladder radiator, cornice to ceiling, spotlights, double glazed window

**EXTERNALLY:** stunning, wrap around gardens with ample privacy to the enclosed rear town garden area. Walled, with patios, borders with mature plants and shrubs, side, gated patio area leading through to the front town garden with feature gravelling, hedging and shrubs, wall and gated access

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Electric
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Permit parking

**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: E**

**EPC RATING: C**

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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