



Victoria Terrace | Whitley Bay | NE26 2QW

£365,000

We are obsessed with the charm, style and quirkiness of this stunning, three story family home. Boasting a fabulous location in the heart of Whitley Bay vibrant town centre, within catchment for popular local schools, walking distance to the beach, Metro and most amenities. Beautifully presented and upgraded throughout with wonderful, split level staircases, feature paneling and cornice. Entrance hallway, elegant lounge with feature bay window, gorgeous feature fireplace and gas, living flame fire. Stunning family breakfasting kitchen with stylish fitted kitchen and Range cooker. Spacious family bathroom with shower. Three double bedrooms, the principal with feature bay window on the lower ground floor, the two further bedrooms on the first floor. Large storage area to the lower ground floor. Enclosed, private rear garden with artificial lawn and gated access, potentially providing off street parking, front town garden with steps up to the entrance and down to the lower forecourt area, walled and gated.

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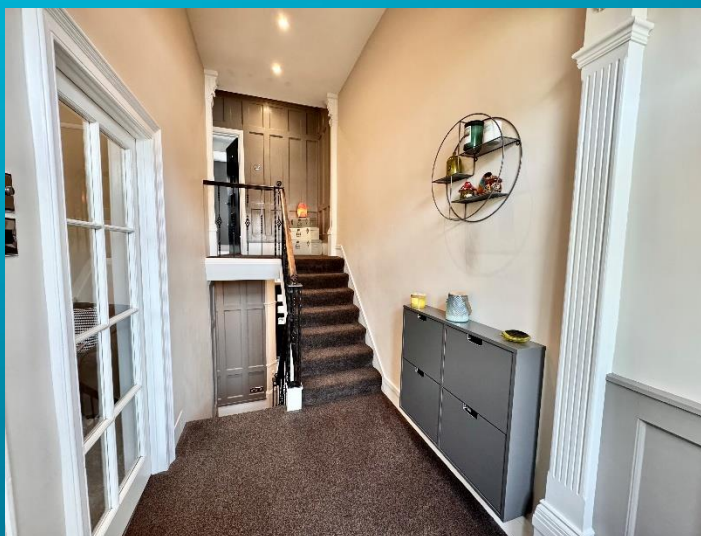
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Composite Entrance Door to:

ENTRANCE HALLWAY: an impressive, split-level hallway with stairs down to the lower basement and up to the first floor, gorgeous feature panelling, cornice to ceiling, staircase with wrought iron spindles, vertical radiator, door to:

LOUNGE: (front): 17'7 x 12'9, (5.36m x 3.89m), with measurements into feature double glazed bay window and alcoves, stunning feature fireplace with cast iron arch, gas, living flame fire, fitted shelving into alcoves, picture rail, cornice to ceiling, ceiling rose, radiator

LOWER LANDING: feature panelling, cornice to ceiling, stairs down to the lower basement area, wood flooring, double glazed window out to the rear garden, door to:

BREAKFASTING KITCHEN: 14'3 x 8'9, (4.34m x 2.67m), gorgeous breakfasting kitchen with a stylish range of base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, Range cooker, (negotiable), stainless steel cooker hood, plumbed for automatic washing machine, feature panelling, spotlights to ceiling, radiator, double glazed window, wood effect laminate, tiled splashbacks

BATHROOM: 10'1 x 6'5, (3.07m x 1.98m), beautiful bathroom with bath, chrome shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, laminate flooring, double glazed window, Victorian style white and chrome radiator, spotlights to ceiling, cupboard housing combination boiler, shaver point

LOWER GROUND FLOOR: hall, door to:

UTILITY/STORAGE SPACE: 12'5 x 4'0, (3.78m x 1.21m), laminate flooring, spotlights

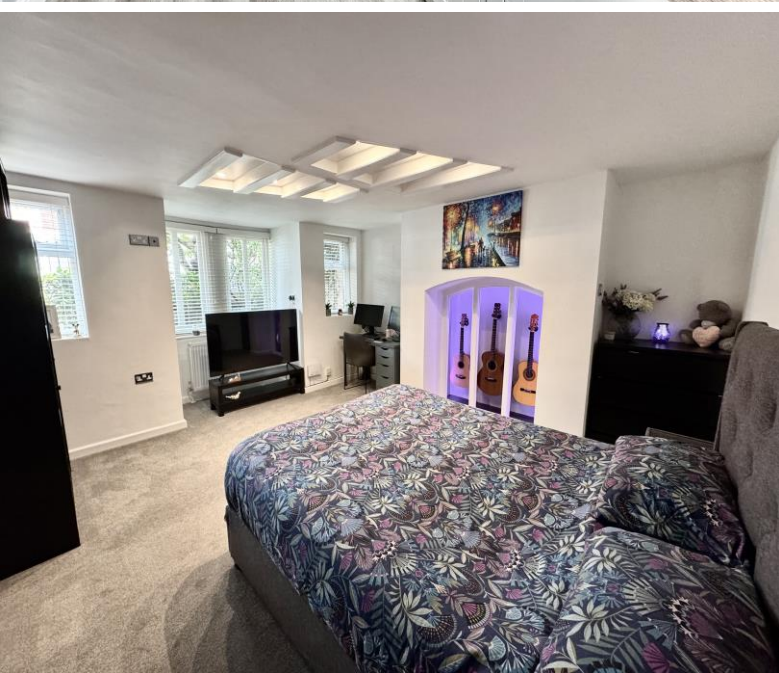
BEDROOM ONE: (front, lower ground floor): 17'9 x 15'9, (5.41m x 4.80m), into feature double glazed bay window, two additional windows, spotlights to ceiling, LED strip lighting, radiator

FIRST FLOOR LANDING AREA: loft access with pull down ladders, we understand that the loft is partly floored for storage purposes with two Velux windows, feature panelling to walls, door to:

BEDROOM TWO: (rear): 14'3 x 11'5, (4.34m x 3.48m), into alcoves radiator, double glazed window, spotlights to ceiling, fitted shelving

BEDROOM THREE: (rear): 10'4 x 7'4, (3.15m x 2.24m), radiator, double glazed window, vertical radiator

EXTERNALLY: private and enclosed rear town garden with artificial lawn, gated access with potential for off street parking. Front town garden with steps up to the front and door, front forecourt garden



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Permit parking one permit per annum

OTHER MATERIAL INFORMATION

We understand that this property has spray foam insulation in the roof

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

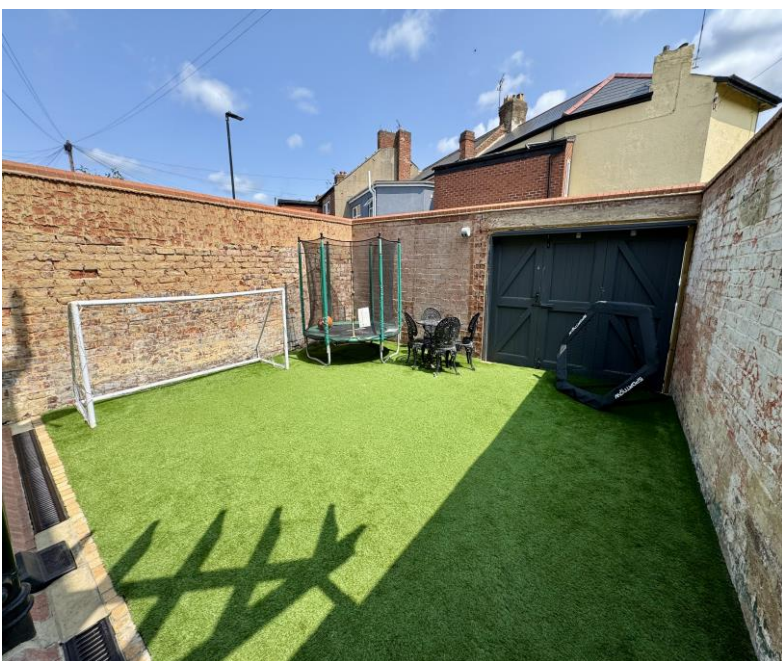
TENURE

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: B

EPC RATING: D

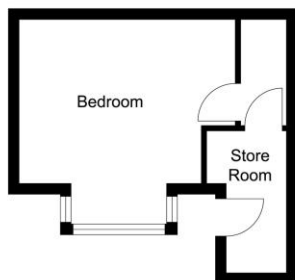
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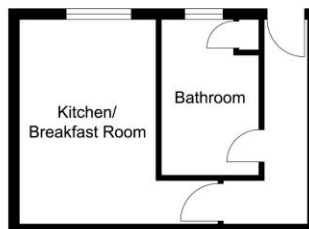
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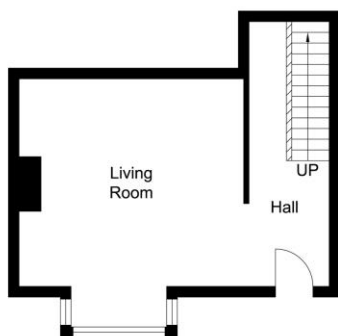
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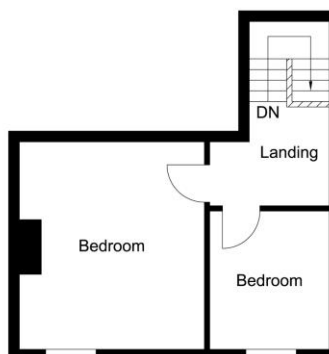
Basement



Rear Basement



Ground Floor



First Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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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