



38 Cauldwell Avenue  
, Whitley Bay, NE25 9RW  
**£269,950**



**Trading Places**

Coastal and Country Property Specialists



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## 38 Cauldwell Avenue

, Whitley Bay, NE25 9RW

Trading Places are delighted to bring to the market this well presented, two bedroom, mid-terraced home, ideally located in the heart of Monkseaton Village. With excellent transport links, including nearby bus routes and the Metro, as well as easy road access to the city centre and surrounding towns, the property offers superb convenience. A range of local schools, shops, cafés and restaurants are all within easy walking distance, while Whitley Bay town centre and its stunning seafront are less than two miles from the doorstep.

This lovely home features a welcoming entrance hall leading to a bright living room at the front, complete with a charming walk-in bay window. To the rear, the home offers a spacious open-plan modern kitchen/dining room with log burner, which flows through to a bright and airy conservatory, providing a lovely outlook and direct access to the private rear garden. Upstairs, there are two generously sized double bedrooms, a modern family bathroom, and a separate WC.

Externally, there is an attractive front garden with lawned area and pathway to the entrance. The rear garden is predominantly laid to lawn, offering a generous, enclosed outdoor space ideal for families or entertaining. A dedicated seating area is positioned at the far end of the garden, providing a perfect spot for outdoor dining or relaxation.

This attractive home combines generous living accommodation with a fantastic location, making it an excellent opportunity for a wide range of buyers. Contact Trading Places on 0191 2511189 to view. EPC Rating C. Council Tax Band B.

### Entrance Hallway

Entrance through UPVC double glazed door with decorative glazed insert into welcoming hallway. Laminate flooring, storage area to recess under stairs, door to living room, kitchen diner and stairs leading to first floor. UPVC double glazed window allowing for natural light.

### Living Room

14'8 x 12'8 (4.47m x 3.86m)

This front facing living room is spacious and homely. Large walk in UPVC double glazed window floods with natural light. Large double radiator and laminate flooring.

### Kitchen Diner

19'2 x 9'11 (5.84m x 3.02m)

This newly fitted kitchen is tasteful and modern. Benefitting from wall, base and draw units with contrasting worktops and tiled splashbacks. Integrated electric oven with gas hob and extractor fan. Space for washing machine and double glazed window providing outlook to private rear garden. The dining area is spacious and homely with the benefit of a log burner and laminate flooring, currently used as an additional sitting area for cosy winter living.





**Conservatory**

This additional conservatory flows from the kitchen diner and has an abundance of natural light. Double radiator, laminate flooring and door leading to private rear garden.



**Landing**

This spacious landing is bright and airy. Doors to all bedrooms and family bathroom. UPVC double glazed window allowing for natural light.



**Bedroom One**

15'0 x 10'3 (4.57m x 3.12m)

This front facing bedroom is bright and spacious. Double radiator and UPVC double glazed window.



**Bedroom Two**

13'4 x 10'1 (4.06m x 3.07m)

To the rear of the property is bedroom two. This double bedroom benefits from a double radiator and UPVC double glazed window.



**Bathroom**

This newly fitted family bathroom is modern and luxurious. Fitted bath with mixer taps and tiled panelling. Wall hung wash basin and large shower enclosure with rainfall shower and separate telephone attachment. Tiled walls and flooring and extractor fan.

**Separate WC**

The separate room incorporates a WC, double glazed UPVC window with obscure glass and decorative flooring.

**Front Gardens**

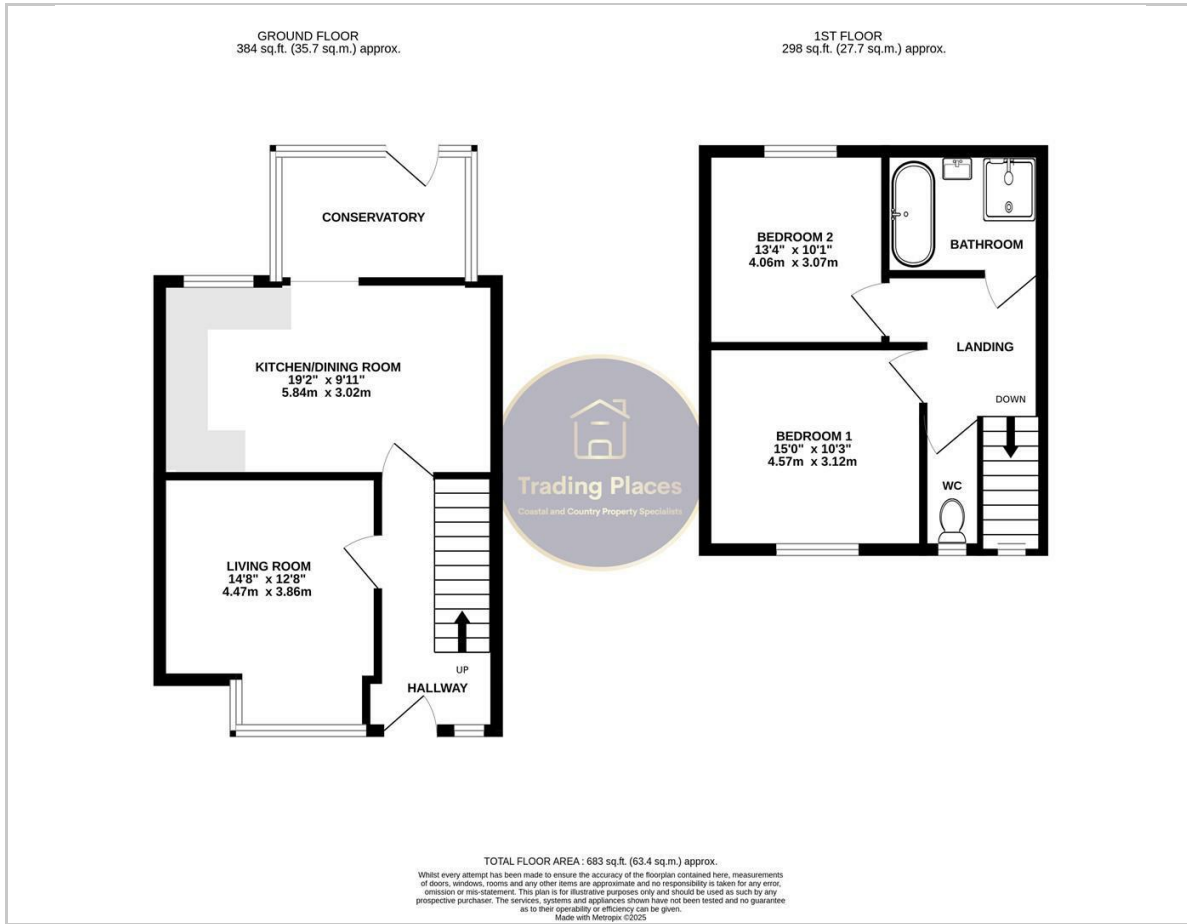
To the front of the property is a gated entrance with path leading to front of property. Laid lawn, mature borders and wall boundaries.

**Rear Gardens**

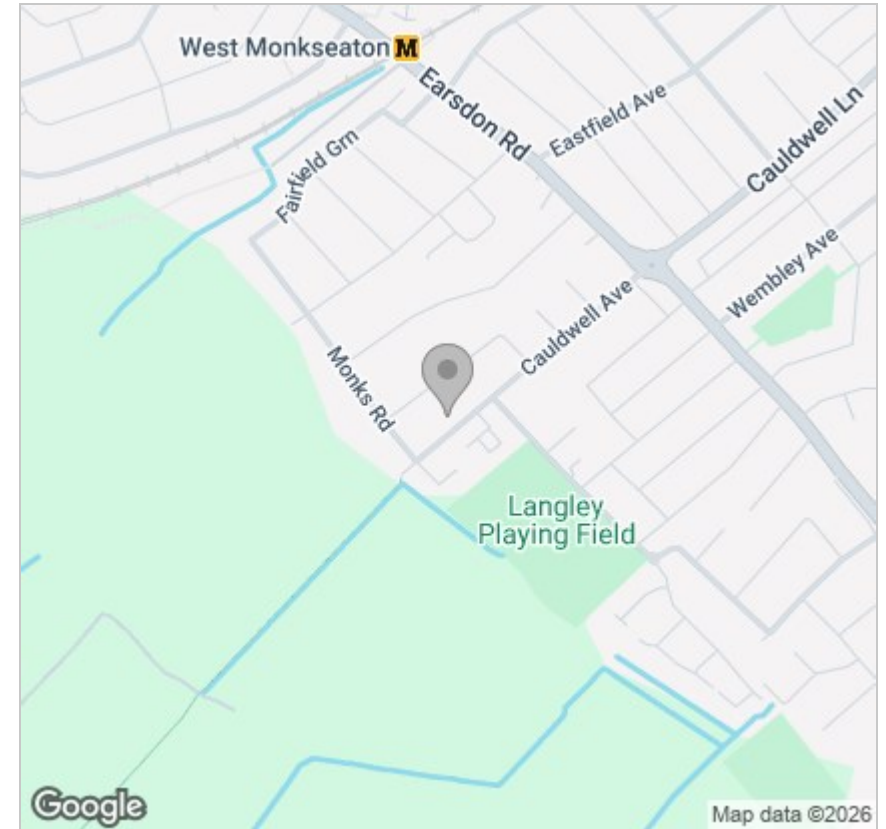
This private rear garden is a fantastic space with laid lawn and a paved patio area. Walled and fenced boundaries.



## Floor Plan



## Area Map



## 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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## Energy Efficiency Graph

