

FOR
SALE

30 CHOLLERFORD AVENUE, WHITLEY BAY NE25 8QE
£399,950



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- MODERN KITCHEN
- STYLISH BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- BEAUTIFUL REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D

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ENTRANCE HALLWAY

RECEPTION ROOM ONE
11'10 x 11'7

RECEPTION ROOM TWO
16'10 x 11'10

KITCHEN
12'3 x 7'10

LANDING

BEDROOM ONE
12'2 x 8'11

BEDROOM TWO
12'2 x 10'5

BEDROOM THREE
8'11 x 7'1

BATHROOM WC
8'3 x 7'1

GARAGE
16'9 x 8'7

FRONT GARDEN

REAR GARDEN

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This well presented, semi detached house is perfectly located in a highly sought after residential area. It boasts a wealth of modern features with period charm, has no upper chain and is ideal for a range of buyers.

With over 1000 square feet of accommodation, this charming house set over two floors consists of a welcoming entrance hallway with stairs up to the first floor, under stairs cupboard and doors to the reception rooms and kitchen. Both reception rooms are light and airy with glazed doors between, the front facing room with a bay window and the rear with a square bay window including a patio door to the rear garden. The modern kitchen benefits from a good range of units with contrasting worktops, integrated eye level double oven, hob, chimney hood, fridge and dishwasher. There is also a good sized pantry and door to the garage. To the first floor there are three light and spacious bedrooms with fitted wardrobes and a good sized and stylish bathroom with panelled bath, walk in rainfall shower, vanity wash basin and low level WC. Externally there is a front garden with driveway parking, an attached garage and a secluded rear garden with lawn, patio and mature shrubs and trees.

The superb layout and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. This property is well placed within close proximity of the Metro Station. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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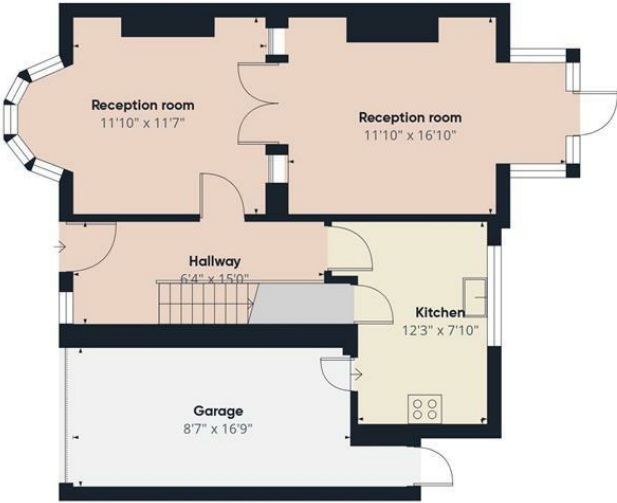
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30 CHOLLERFORD AVENUE
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FLOORPLAN

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Floor 0



Floor 1



Approximate total area⁽¹⁾
1096 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

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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		81
(69-80) C		
(55-68) D	66	
(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		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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