



64 St. Mary's Avenue  
, Whitley Bay, NE26 1TA  
**£750,000**



**Trading Places**

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# 64 St. Mary's Avenue

, Whitley Bay, NE26 1TA

Trading Places are delighted to bring to the market this exceptional four bedroom, semi detached family home, ideally positioned on the highly sought after St Mary's Avenue in North Whitley Bay. Rarely does a property of this calibre become available in such a prime coastal location. Beautifully extended by the current owners, the home offers spacious and versatile accommodation across three floors, seamlessly blending period character with modern family living.

Conveniently located within easy reach of local shops, cafés, bars, restaurants and excellent transport links, the property is also within walking distance of the beach and falls within the catchment area for highly regarded schools.

The accommodation briefly comprises an entrance porch, welcoming hallway, living room, superb open-plan dining/family room, stylish breakfasting kitchen, utility room and ground floor WC. To the first floor are three well appointed double bedrooms and a family bathroom. Occupying the second floor is an impressive principal bedroom with a separate shower room.

Externally, the property benefits from a substantial private rear garden, ideal for families and outdoor entertaining, together with a driveway providing off-street parking to the front and a garage.

This outstanding home presents a rare opportunity to acquire a beautifully extended family property in one of North Whitley Bay's most desirable locations. Early viewing is highly recommended to fully appreciate all that it has to offer. To arrange an appointment, please contact Trading Places on 0191 251 1189. Council Tax Band E. EPC Rating C.

## Entrance Porch

Entered via a UPVC front door with glazed inserts, allowing plenty of natural light into the space. Featuring tiled flooring, UPVC double glazed front and side windows with decorative internal panes, and a solid wood door providing access to the impressive entrance hallway. A bright and welcoming introduction to the home.

## Entrance Hallway

A spacious and welcoming reception hallway entered via a unique solid wood door reclaimed from a shipwreck in Blyth. Rich in character, the hallway features an impressive oak panelled staircase rising to the first floor, decorative picture rail, and a stained glass double glazed timber surround window. Further benefits include engineered oak flooring, a double radiator, a large under-stairs storage cupboard, and doors leading to the living room and open-plan dining/family room.

## Living Room

16'2 x 12'2 (4.93m x 3.71m)

A beautifully presented reception room positioned to the front of the property, featuring a UPVC double glazed window with leaded panes that fills the space with natural light. An open feature fireplace with granite hearth and insert, complemented by a period style surround, provides an attractive focal point. Further features include ceiling coving, engineered oak flooring, a large double radiator and TV point.





Dining Room/Family Room

31'0" x 15'8" (9.45m x 4.78m)

A superb open-plan dining and family space, thoughtfully designed for modern family living and entertaining. Generously proportioned, the room comfortably accommodates a large dining table alongside a relaxed seating area, creating a versatile and sociable environment. An attractive open fireplace with granite hearth and insert, complemented by a period-style surround and overmantel mirror, forms an elegant focal point, while a feature wood-burning stove adds further warmth and character.

Flooded with natural light from a large roof light and powder coated aluminum double glazed bi-folding doors opening onto the rear garden, the space seamlessly blends indoor and outdoor living. Additional features include engineered oak flooring throughout, ceiling spotlights and a double radiator. Engineered oak concertina doors provide access to:

Breakfasting Kitchen

21'2" x 12'5" (6.45m x 3.78m)

The extended breakfasting kitchen is beautifully appointed and finished to a high standard, featuring a comprehensive range of high gloss wall, base and drawer units complemented by elegant quartz work surfaces, matching upstands and a sink unit with integrated drainer grooves for a sleek, contemporary finish. Quality integrated appliances include two AEG eye-level ovens, an induction hob, dishwasher and fridge/freezer.

A practical breakfast bar provides the perfect space for informal dining and busy family life, while the open-plan layout flows seamlessly into the dining and family area, creating an ideal setting for modern living and entertaining. Powder coated aluminum double glazed bi-folding doors open directly onto the rear garden, and an abundance of natural light is provided by two rooflights and ceiling spotlights, giving the room a bright and airy feel. Door to the utility.

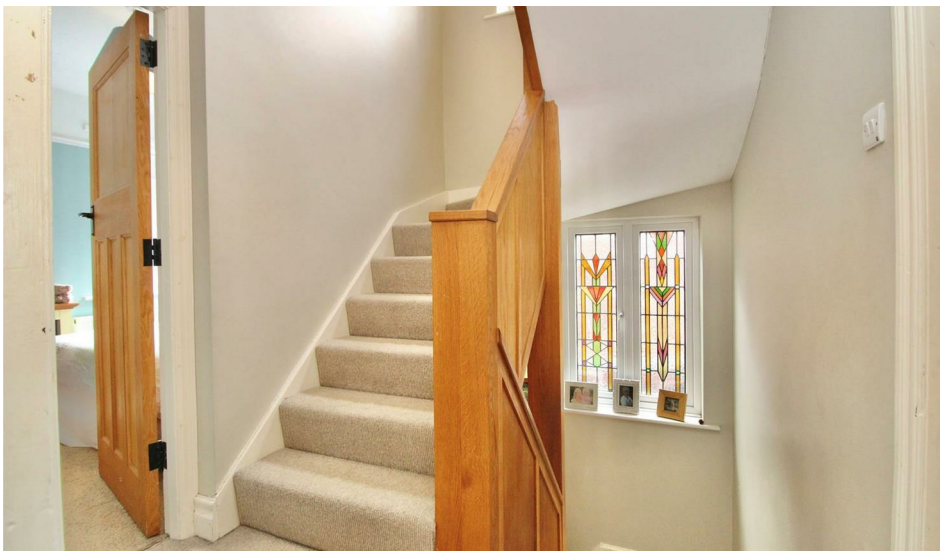
Utility

5'8" x 5'5" (1.73m x 1.65m)

A practical and well appointed utility room fitted with a range of wall, base and drawer units with contrasting work surfaces, together with a white ceramic sink and drainer with mixer tap and tiled splashbacks. There is space and plumbing for a washing machine, while a rooflight provides excellent natural light. Further features include engineered oak flooring and ceiling spotlights. Combining both style and functionality, the room also provides access to a handy storage cupboard and doors to the ground floor WC and garage.







#### Downstairs WC

Fitted with a low-level WC and corner wash hand basin with tiled splashback. Finished with engineered oak flooring, this useful cloakroom/wc provides a practical addition.

#### Landing

A spacious and bright landing providing access to three double bedrooms and the family bathroom. Stairs lead to the second floor principal bedroom suite, while natural light enhances the welcoming feel of this central space.

#### Bedroom One

16'0 x 12'6 (4.88m x 3.81m)

A well proportioned front facing double bedroom featuring a UPVC double glazed window with leaded panes, allowing for plenty of natural light. Further benefits include a double radiator, picture rail and TV point, creating a comfortable and inviting space.

#### Bedroom Two

13'2 x 12'6 (4.01m x 3.81m)

A spacious rear facing double bedroom featuring a large powder coated aluminum double glazed window enjoying an attractive outlook over the substantial rear garden. Further benefitting from a double radiator, this bright and comfortable room offers an ideal space for relaxation.

#### Bedroom Three

9'10 x 9'1 (3.00m x 2.77m)

A well proportioned front facing bedroom featuring a charming corner UPVC double glazed bay window with leaded panes, allowing for plenty of natural light. The room also benefits from a large storage cupboard, picture rail and double radiator, making it a versatile and practical space.



#### Family Bathroom

A bright and spacious family bathroom featuring two powder coated aluminum double glazed windows with obscure glass. The suite comprises a panelled bath with rainfall shower over and separate telephone-style attachment, set within a fully tiled enclosure, together with a pedestal wash hand basin and low level WC. Further benefits include tiled flooring, ceiling spotlights and a chrome heated towel rail. A large built in storage cupboard houses the combi boiler, providing excellent practicality alongside the well presented finish.

#### Further Landing

Created by the current owners in 2012, this impressive top floor provides a superb principal bedroom suite with a separate shower room. A double glazed decorative window is a standout feature, adding character while allowing an abundance of natural light to flow through the space, helping retain a sense of period charm.

#### Primary Room

13'7 x 11'10 (4.14m x 3.61m)

A peaceful and spacious retreat, creating an airy and relaxing sanctuary at the top of the home. The room features a large powder coated aluminum double glazed dormer window offering an attractive outlook over the stunning rear garden, complemented by 2 large Velux windows which further enhance the natural light throughout. Practicality is well considered with 2 full length built-in storage cupboards and useful eaves storage, while a double radiator ensures year round comfort.

#### Shower Room

A functional and well appointed shower room featuring a walk in shower, low level WC and wall hung wash hand basin. A powder coated aluminum double glazed dormer window provides natural light, complemented by ceiling spotlights for a bright, modern feel. Finished with tiled walls and flooring, and benefiting from a chrome heated towel rail, this practical space completes the top floor accommodation.

#### Garage

Accessed via the front driveway and also from the utility room, the garage benefits from lighting and power points, offering a highly practical and versatile space suitable for storage or potential conversion, subject to the necessary consents.

#### Front Gardens

To the front, a block paved driveway provides convenient off-street parking, bordered by a wall and mature shrubs offering both privacy and kerb appeal. The driveway also provides access to the garage via timber-framed double doors.

#### Rear Gardens

A generous and beautifully maintained mature rear garden, lovingly cared for by the current owners. Rarely does a plot of this size become available, offering an exceptional sense of space, privacy and seclusion.

Predominantly laid to lawn, the garden is enhanced by mature trees, established shrubs and well-stocked borders, creating a wonderfully green and tranquil setting. A large patio area provides the perfect space for outdoor seating, dining and entertaining, making this a truly impressive and versatile outdoor space.

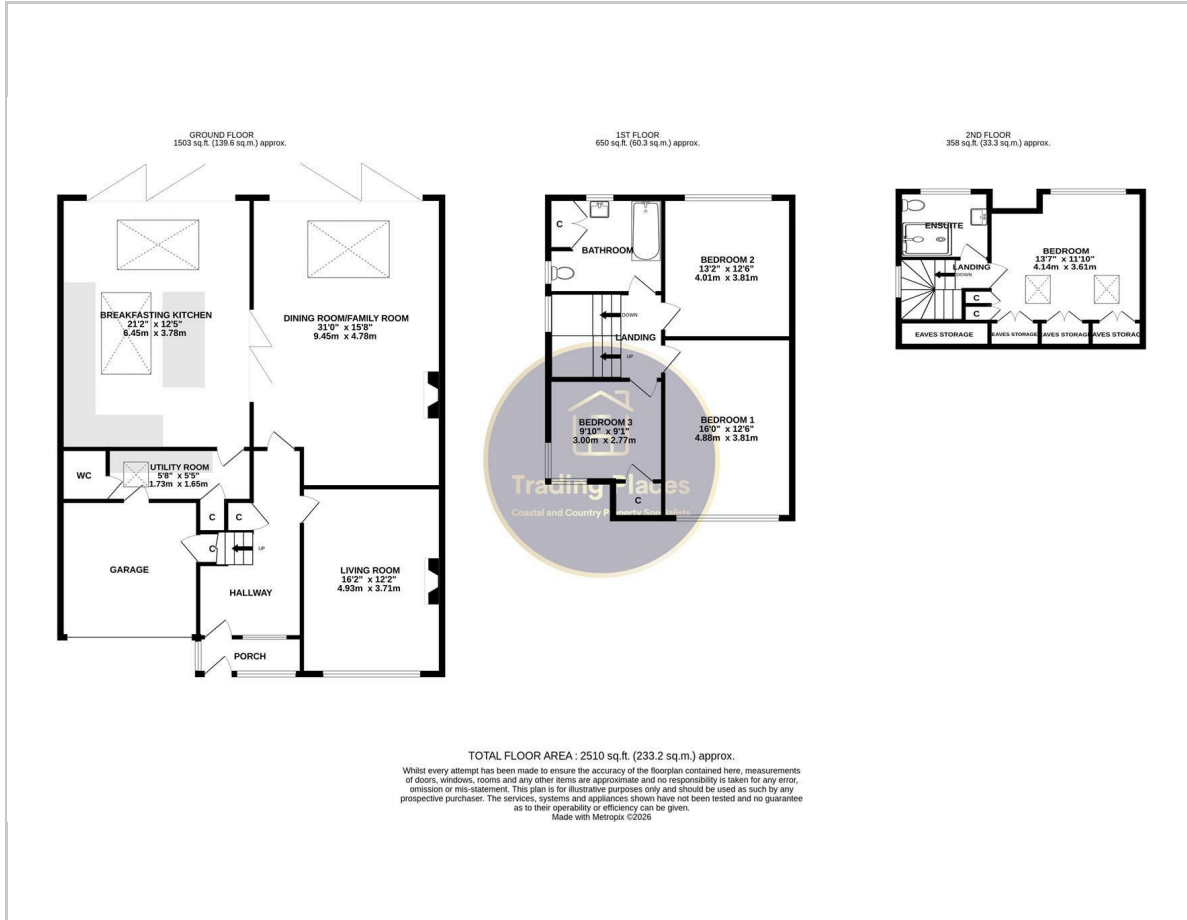




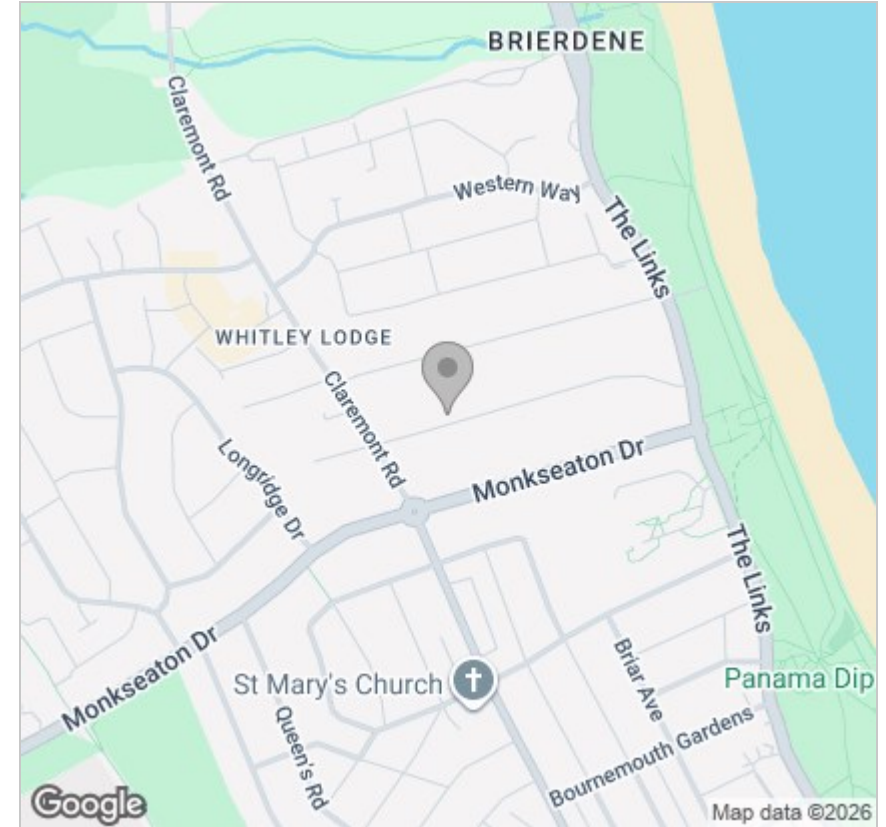




## Floor Plan



## Area Map

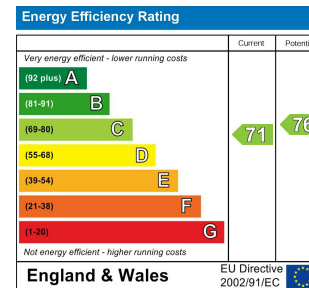


## Viewing

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



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