



7 Victoria Avenue

Whitley Bay



7 Victoria Avenue, Whitley Bay, NE25 2AZ

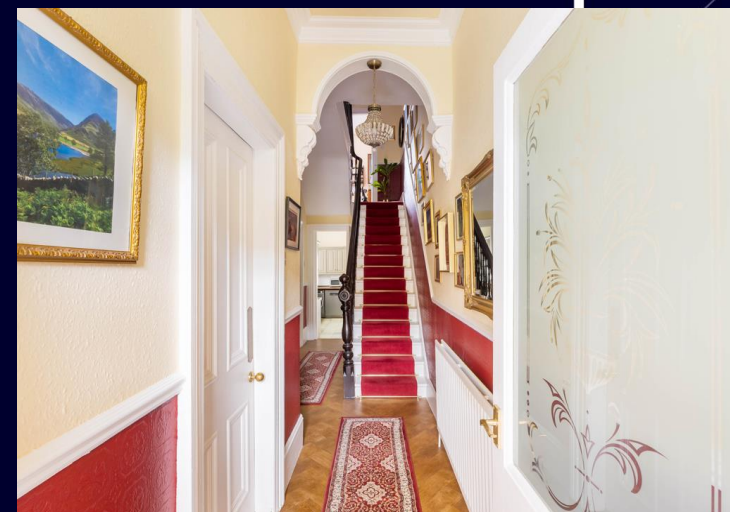
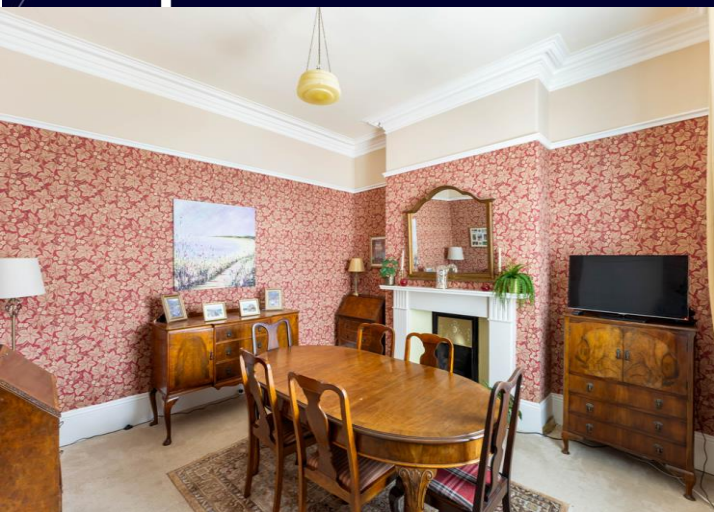
Beautifully Presented Mid Terraced Home offering Four Bedrooms, Sitting Room, Dining Room, Generous Kitchen/Breakfast Room, Two Bathrooms, Front Town Garden & Rear Courtyard Garden!

Positioned on this highly desirable street within Whitley Bay, with pedestrian only access to the front, is this lovely four bedroom mid-terraced family home that has been well maintained and cared for to a lovely standard throughout.

The property offers an excellent position being only a short walk from Whitley Bay Beach, Spanish City, as well as the local cafes and amenities and Whitley Bay metro station. Cullercoats & Tynemouth are also only a short distance away with further cafes, bars and restaurants, as well as Cullercoats Beach & Longsands Beach.

The accommodation briefly comprises: Entrance vestibule | Hallway with staircase leading up to the first floor | Generous front sitting room with lovely feature bay window and period open fireplace | Dining room with views over the rear courtyard | Large kitchen/breakfast room which boasts a range of modern cabinetry and worktops, as well as integrated appliances





First floor landing | Principal bedroom positioned to the front measuring the full width of the property | Bedroom two is a further comfortable double | Bedroom three is a smaller double | Family bathroom with three piece suite.

Second floor | Fourth large double bedroom with Velux window | Second family bathroom with contemporary three piece suite | Separate WC.

Externally, the property is approached via front town garden which is laid predominately to lawn with mature and well stocked borders giving a great degree of privacy | Rear external courtyard garden with electric roller shutter door to offer the potential for off street parking up to one vehicle | On street permit parking.

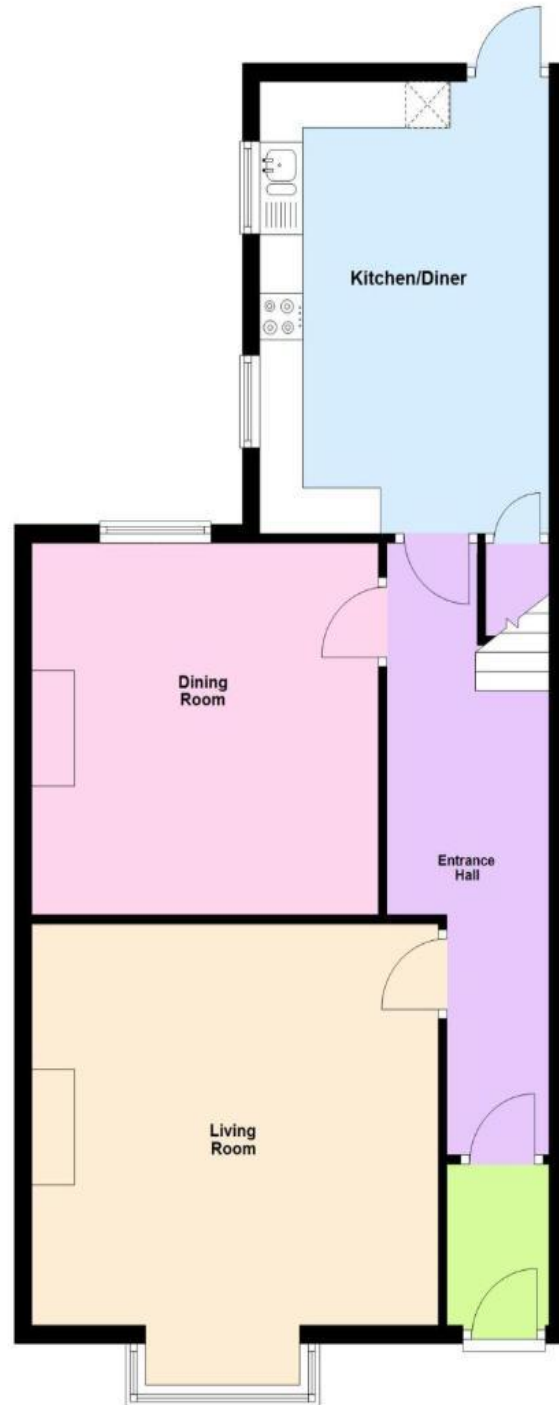
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating E

Price Guide: Offers Over £475,000



Ground Floor

Approx. 68.6 sq. metres (738.1 sq. feet)



First Floor

Approx. 69.3 sq. metres (745.4 sq. feet)



Second Floor

Approx. 49.3 sq. metres (531.2 sq. feet)



Total area: approx. 187.2 sq. metres (2014.7 sq. feet)





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