



## Hillcrest | Whitley Bay | NE25 9AF

# £499,950

A striking semi-detached residence that successfully combines timeless character with contemporary living, this impressive home occupies a highly desirable position on Hillcrest and offers far more accommodation than first meets the eye. Beyond the attractive frontage, a welcoming vestibule opens into a beautiful entrance hall where original stained-glass detailing, high ceilings and traditional features immediately establish the property's character. To the front of the home, the living room provides an elegant setting, centred around a feature fireplace with multi-fuel stove and complemented by large windows that draw in natural light. Sliding doors lead through to the dining room, a wonderfully atmospheric space featuring exposed brickwork, a second stove and ample room for entertaining. The combination of original features and carefully considered décor creates a room full of warmth and personality. To the rear, the property opens into an impressive kitchen fitted with a quality range of cabinetry, granite work surfaces, a range-style cooker and breakfast area. Beyond lies the true centrepiece of the home; a substantial open-plan family living space flooded with natural light from skylights above and opening directly onto the rear garden. This outstanding room provides the perfect environment for modern living, effortlessly connecting indoor and outdoor spaces. The ground floor is further enhanced by a utility room, ground floor WC and internal access to the garage. To the first floor, the principal bedroom enjoys generous proportions. A second substantial double bedroom offers similarly impressive dimensions, while the third bedroom provides flexibility as an extra bedroom or home office. The family bathroom has been thoughtfully updated and features a freestanding bath, walk-in shower enclosure, wash hand basin and WC. The home continues to the second floor via alternating tread staircase where two versatile loft rooms provide excellent additional accommodation. Whilst not formally classified as bedrooms, they offer a range of potential uses including hobby rooms, home offices, dressing rooms, guest accommodation or storage. Externally, the South-East facing rear garden is a particular highlight. Extensive paved terraces create multiple seating and entertaining areas, whilst mature planting and trees provide a wonderful sense of privacy. Beyond the formal garden lies an additional section of mature garden extending further to the rear, creating a depth and feeling of space. The property also benefits from a driveway providing off-street parking together with an attached garage. Hillcrest remains one of Whitley Bay's most established and desirable residential locations, conveniently placed for access to local schools, shops, transport links, Whitley Bay town centre and the coastline.



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### Three Bedroom Semi-Detached

**Beautiful Open Plan  
Kitchen/Living/Dining**

**Lounge with Multi-Fuel Stove**

**Enclosed Rear Garden with Patio  
Areas**

### Downstairs W.C

**Stunning Bathroom with Separate  
Shower Cubicle**

**Driveway Providing Off Street  
Parking and Garage**

**Three Good Size Bedrooms**

For any more information regarding the property please contact us today

**ENTRANCE VESTIBULE:** Front entrance door, stained glass windows to hallway, tiled floor, decorative coving, picture rail, door to:

**GROUND FLOOR WC:** Low level WC, wash hand basin, part tiled walls, tiled flooring, radiator.

**HALLWAY:** Staircase to first floor, tiled flooring, radiator, under stairs cupboard, decorative coving, picture rail, stained glass windows, door to:

**LIVING ROOM 14'00" x 13'01" (4.27m x 3.99m):** Double glazed window, radiator, feature fireplace with multi fuel stove, decorative cornicing, door to:

**DINING ROOM 13'00" x 13'00" (3.96m x 3.96m):** Radiator, exposed brick chimney breast, feature multi fuel stove, decorative cornicing, open to:

**OPEN PLAN KITCHEN LIVING 19'08" x 23'00" (6m x 7m):** Fitted wall and base units, wine fridge, wood work surfaces, breakfast bar, sliding doors to rear garden, skylights, radiator, dining area, living area, tiled flooring.

**KITCHEN 8'07" x 9'11" (2.62m x 3.02m):** Fitted wall and base units, granite work surfaces, Belfast sink unit, range-style cooker, cooker hood, integrated appliances, tiled flooring,

**UTILITY ROOM 6'08" x 10'03" (2.03m x 3.12m):** Fitted units, work surfaces, plumbing for appliances, door to rear, double glazed window, door to:

**GARAGE 6'08" x 12'07" (2.03m x 3.84m):** Up and over door to front drive, power and lighting.

**FIRST FLOOR LANDING:** Stained glass window to half landing, door to loft level via alternating tread staircase, door to:

**BEDROOM ONE 14'00" x 13'00" (4.27m x 3.96m):** Double glazed window, radiator.

**BEDROOM TWO 14'00" x 13'00" (4.27m x 3.96m)**  
Maximum measurements: Double glazed window, radiator, decorative coving, fitted storage recess.

**BEDROOM THREE 7'11" x 7'1" (2.41m x 2.16m):** Double glazed window, radiator, decorative coving.

**FAMILY BATHROOM 8'00" x 9'03" (2.44m x 2.82m):** Freestanding bath, walk-in shower enclosure, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, stained glass window, towel radiator.

**LOFT ROOM ONE 6'08" x 16'01" (2.03m x 4.90m):** Double glazed window, radiator, open to:

**LOFT ROOM TWO 7'06" x 8'09" (2.29m x 2.67m):** Eaves cupboards.

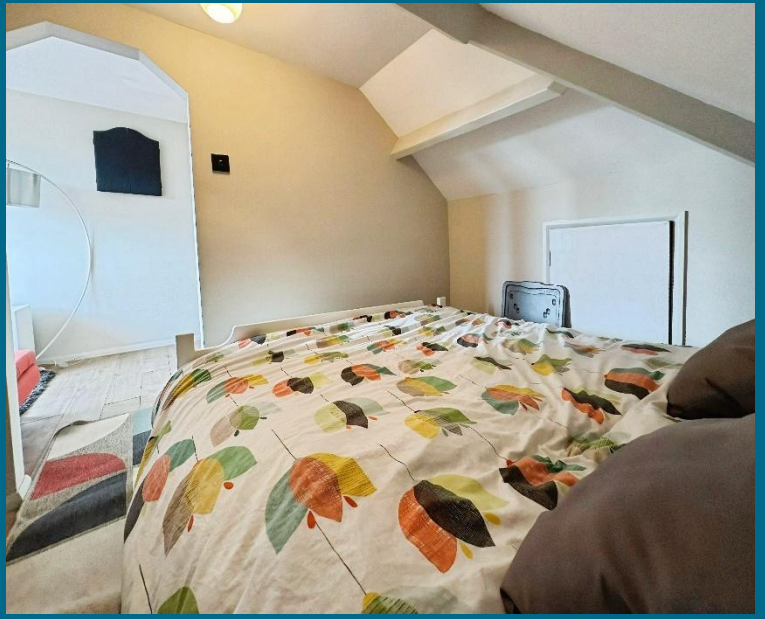
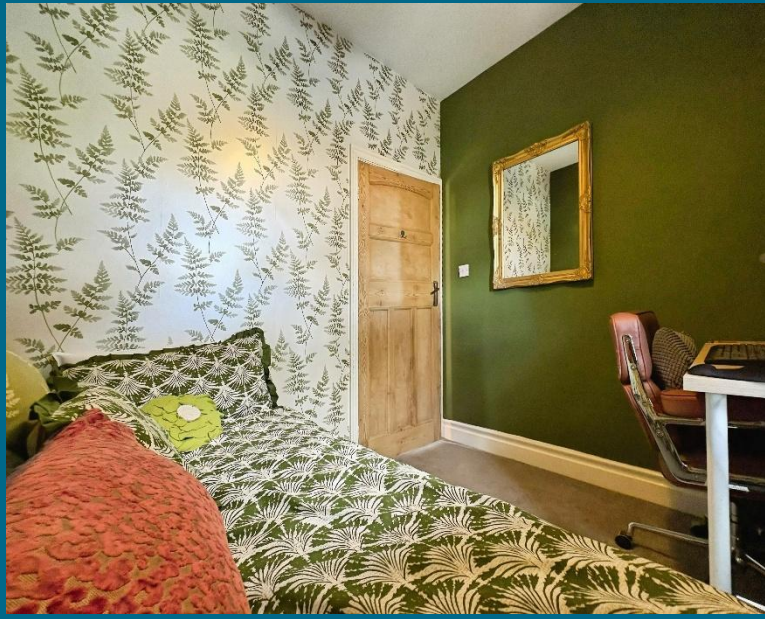
**EXTERNALLY:** Driveway providing off-street parking leading to attached garage. Front garden with mature planting. Generous south-east facing rear garden incorporating extensive paved seating and entertaining areas, mature shrubs and trees, established planting beds and a further section of garden extending beyond the principal terrace area.

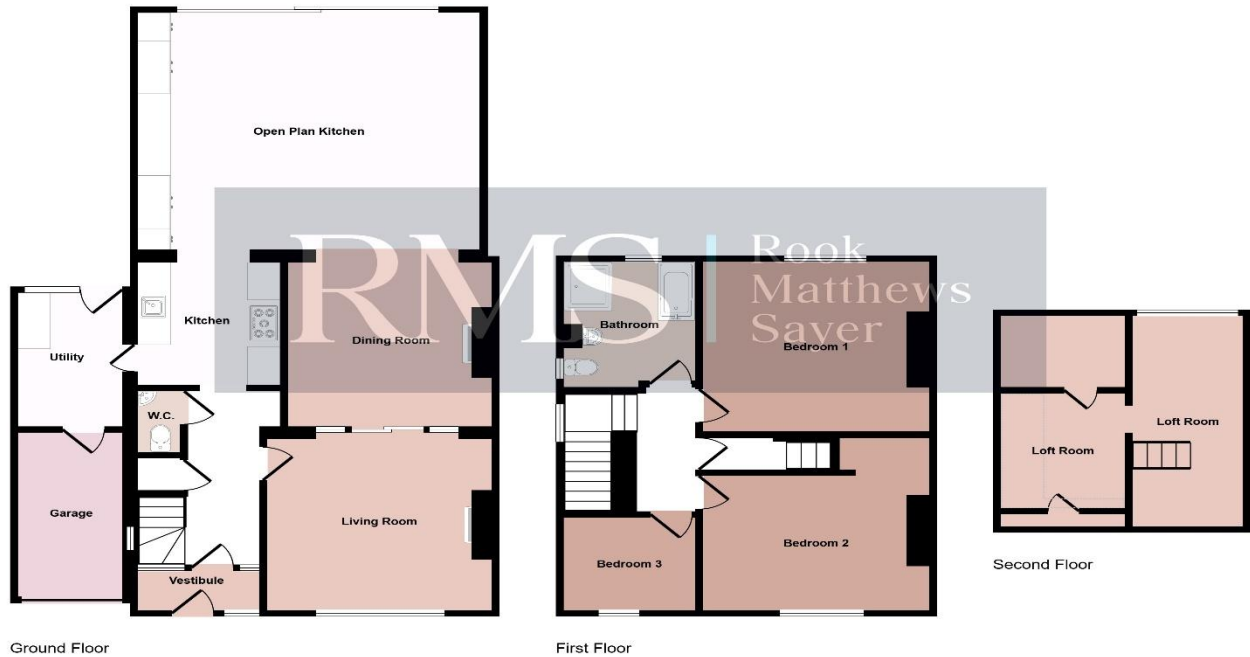
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Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: FTTP
- Mobile Signal Coverage Blackspot: No
- Parking: Garage/Driveway/On street

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**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: D**

**EPC RATING: D**

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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 **Important Note** is for the benefit of the buyer (RMS) and themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS as any authority to make or give any representation or warranty whatever in relation to this property.

