



1 Victoria Avenue

Whitley Bay



VICTORIA AVENUE

BALDWIN  
SCAFFOLDING  
LIMITED

## 1 Victoria Avenue, Whitley Bay, North Tyneside, NE26 2AZ

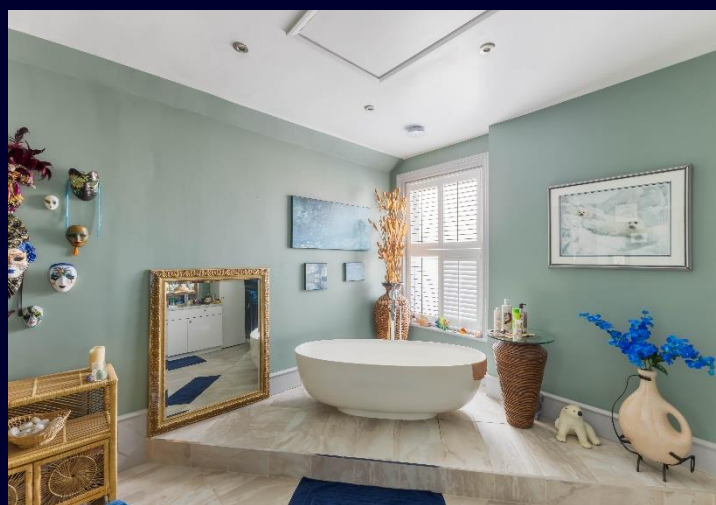
1 Victoria Avenue is an exceptional and truly unique end-terrace property, offering four well-proportioned double bedrooms, two bathrooms, and a versatile open-plan living and dining arrangement, complemented by a kitchen, utility room, and ground floor WC. Notably, it is the largest property on Victoria Avenue, which further strengthens its appeal.

Situated on one of Whitley Bay's most sought-after streets, this attractive family home enjoys a pedestrianised frontage and has been lovingly maintained to a high standard throughout.

Ideally located, the property is just a short stroll from Whitley Bay Beach, the iconic Spanish City, and a range of local cafés, shops and amenities, as well as Whitley Bay Metro Station. The popular coastal villages of Cullercoats and Tynemouth are also within easy reach, offering an excellent selection of cafés, bars and restaurants, together with beautiful beaches including Cullercoats Bay and Longsands Beach.

Upon entering, you are welcomed by a practical entrance vestibule providing ample space for coats and shoes. The hallway is both spacious and inviting, featuring beautiful wooden flooring and a striking stained-glass window that immediately reflects the property's heritage, dating back to 1895. The original internal doors, which have been restored, open into elegant living spaces comprising the lounge, living, and dining areas. These rooms enjoy lovely views over the front garden, enhanced by double French doors and a charming box bay window. Period features such as original fireplaces, decorative coving, and ceiling roses continue to add warmth and character, while plantation shutters to the rear provide both privacy and style. A more contemporary fireplace subtly divides the lounge and living areas, creating distinct yet connected spaces.





To the rear of the property, the kitchen is well-appointed with contemporary wall and base units, and includes integrated appliances such as a new Bosch dishwasher, fridge freezer, and gas hob. The kitchen flows seamlessly into a generous utility area, which accommodates a 20kg washing machine and 18kg dryer (at separate negotiations), along with an additional sink and access to the ground floor WC. From here, a door leads out to a covered yard area, offering secure off-street parking for two vehicles, a useful store area, and an electric roller door.

The first floor hosts two generous sized double bedrooms and a well-appointed family bathroom. The principal bedroom enjoys a front-facing position with a box bay window that captures the morning sun due to its east-facing aspect. A charming open fireplace provides a focal point, and the room opens into a dressing area (previously configured as an additional double bedroom), which could easily be reinstated as a separate room if desired. This space also benefits from plantation shutters. The second bedroom on this floor, currently used as a study, offers excellent flexibility. The family bathroom is particularly impressive in size and design, featuring a four-piece suite including a freestanding bath, separate shower, WC, sink, and built-in storage.

On the top floor, there are two further double bedrooms and a modern bathroom. The front bedroom is especially spacious, with Velux windows allowing for excellent natural light and additional storage within the eaves. The rear bedroom is another generous double, enhanced by exposed beams and a window offering delightful sea views. The bathroom on this floor is contemporary in style, with a walk-in shower, WC, and sink.

Externally, the front garden has been attractively landscaped with low-maintenance astroturf, complemented by pear, olive, and cherry trees, as well as roses and hydrangeas creating a welcoming and charming outdoor space. Two permits are provided for on street parking and additionally there is a garage.

Services: Mains gas & electricity | Tenure: Freehold | EPC: E | Council Tax Band: D

**Price Guide: Offers Over £600,000**





*Floorplans  
Coming soon...*





# SANDERSON YOUNG

Regional Gosforth Office  
95 High Street | Gosforth  
Newcastle upon Tyne | NE3 4AA  
[gosforth@sandersonyoung.co.uk](mailto:gosforth@sandersonyoung.co.uk)  
0191 213 0033