



1 Melrose Avenue
, Whitley Bay, NE25 8BA
£325,000



Trading Places

Coastal and Country Property Specialists



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, Whitley Bay, NE25 8BA

Trading Places are delighted to present this three bedroom terraced home for sale in the heart of Monkseaton Village on Melrose Avenue, a popular pedestrianised street. Offering generous accommodation and retaining great potential, this property is perfectly suited to buyers seeking a home they can update and personalise to their own taste.

The accommodation begins with a welcoming porch and spacious entrance hallway, providing access to the main ground floor rooms and stairs leading to the first floor. To the front of the property is a spacious reception room, enhanced by a large bay window that allows an abundance of natural light to flood the space. To the rear a second reception room and kitchen offering direct access to the rear. A convenient utility space and downstairs WC completes the ground floor. To the first floor, there are two well-proportioned double bedrooms, a further single bedroom and a four-piece family bathroom suite. Externally, the property enjoys a town garden to the front, while to the rear there is a private and enclosed yard.

Monkseaton is highly sought-after area offering an excellent range of local shops, amenities and well-regarded schools, all conveniently on the doorstep. There are excellent transport links, including regular bus services and Metro connections providing easy access to nearby coastal towns and Newcastle. The fantastic Whitley Bay town centre and stunning seafront is just a short walk away.

Viewings are highly recommended, please contact Trading Places on 0191 251 1189.
Council Tax Band C. EPC Rating D. No Onward Chain.

Entrance Porch

UPVC door with glazed inserts and window above making the space bright and airy. Decorative tiled flooring and internal timber door with glazed inserts and window above provide an abundance of natural light and allow access to entrance hallway.

Entrance Hallway

This welcoming hallway is bright and spacious with doors to both reception rooms and kitchen. Large single radiator, decorative ceiling coving, wood floors and stairs to the first floor. Storage cupboard downstairs.

Reception Room One

16'4" x 16'2" (4.98m x 4.93m)

A bright and well proportioned front aspect reception room incorporates a feature fireplace with marble insert, hearth and timber surround. Large walk in double glazed bay window with timber surround and panelling, large double radiator, picture rail, ceiling coving ceiling rose and exposed hardwood wood floors.





Reception Room Two

12'9" x 12'7" (3.89m x 3.86m)

To the rear of the property is the second reception room with two double glazed UPVC windows allowing for natural light. Two storage cupboards, large double radiator, ceiling coving, picture rail ceiling rose and exposed wood floors. Door to kitchen.

Kitchen

18'0" x 7'4" (5.51m x 2.26m)

Accessed directly from the hallway, this spacious functional kitchen offers excellent potential with door to the rear yard. The kitchen is fitted with a range of wall and base units, electric oven and gas hob with extractor, work surfaces incorporating a sink unit, with double glazed UPVC window to the rear elevation allowing natural light to flood the space. Space and plumbing for washing machine, dishwasher and fridge freezer. Cupboard housing boiler, two radiators, exposed wood floors and door leading to rear yard. Further door leading to utility space.

Utility Space

4'9" x 4'0" (1.47m x 1.24m)

This functional space has a pantry, double radiator, and window to the rear. Door to downstairs WC.

Landing

Spacious and light landing with access to all bedrooms and family bathroom. Two large storage cupboards providing additional storage and ceiling coving.







Bedroom One

14'0" x 13'0" (4.27m x 3.97m)

A generously sized double bedroom has two double glazed UPVC windows to front. Feature gas fireplace, two single radiators, ceiling coving, ceiling rose and wood floors.

Bedroom Two

13'10" x 13'0" (4.24m x 3.97m)

Bedroom Two is rear facing with large double glazed UPVC window allowing for natural light. Ceiling coving, picture rail, double radiator, fitted wardrobes into recess and wood flooring,

Bedroom Three

9'7" 5'10" (2.94m 1.78m)

To the front of the property is bedroom three. Double glazed UPVC window, single radiator, ceiling coving and wood flooring.

Family Bathroom

7'11" x 7'9" (2.42m x 2.37m)

The family bathroom is functional and benefits from a panelled bath with redundant electric shower over. Pedestal wash basin, WC, bidet and towel warmer. UPVC double glazed window with obscure glass make this a bright and airy space. Ceiling spotlights, extractor and storage cupboard.

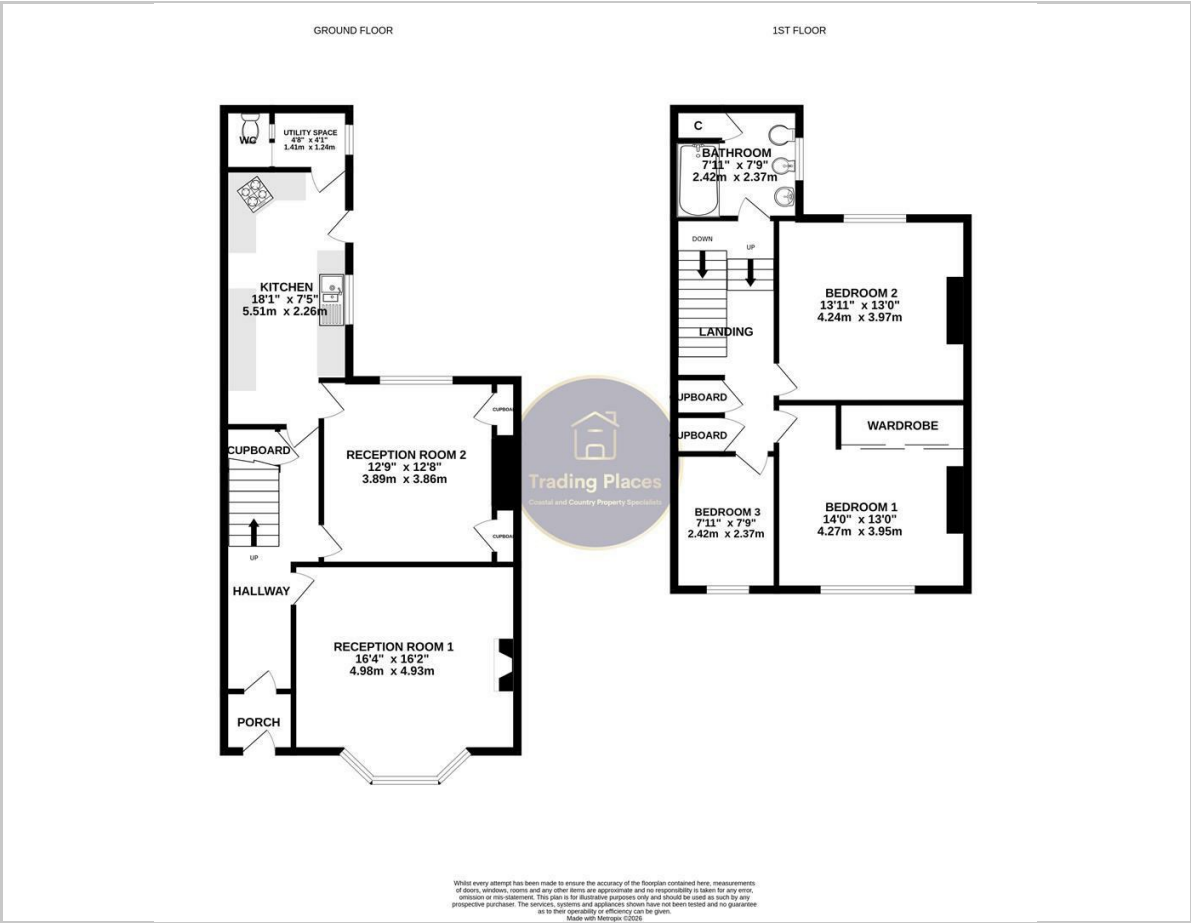
External

To the front, the property benefits from a charming garden with gated access, enclosed by a combination of fencing and wall boundaries.

To the rear, there is a private and enclosed yard designed for low maintenance benefitting from garage door access, ideal for secure parking. Enclosed by brick boundary walls, the space provides a good level of privacy.



Floor Plan

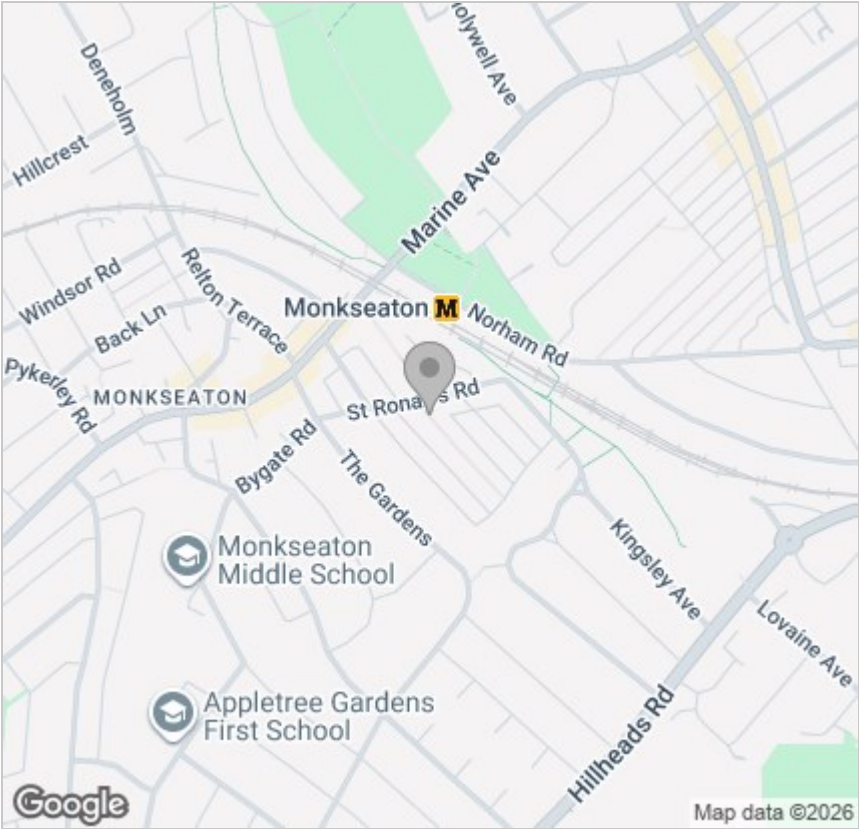


Viewing

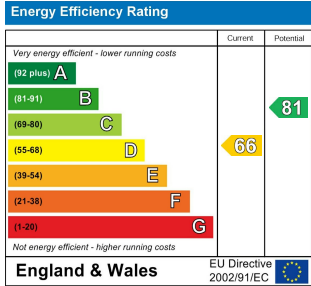
Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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