



52a Haig Avenue  
, Whitley Bay, NE25 8JG  
**£365,000**



**Trading Places**

Coastal and Country Property Specialists



# 52a Haig Avenue

, Whitley Bay, NE25 8JG

Trading Places are delighted to welcome to the market this beautifully presented semi-detached home, ideally situated on Haig Avenue and occupying a generous corner plot. This spacious property offers flexible living, perfect for a variety of buyers.

The property opens into a bright and inviting entrance hallway, leading to the ground floor living areas. To the front, there is a homely living room through to the family room, while to the rear is a fantastic kitchen diner, ideal for modern family life. The ground floor is further enhanced by a large detached garage and a separate garden room, currently set up as a home office.

To the first floor, the property offers two double bedrooms with fitted wardrobes, one single bedroom, and a family bathroom, providing comfortable accommodation suitable for a wide range of needs. The home also benefits from a large loft room with separate storage.

Externally, the property boasts two driveways providing off street parking, and a private rear garden laid mainly to lawn, providing ample outdoor space.

Perfectly positioned to take advantage of all that Whitley Bay has to offer, the property is within walking distance of highly regarded local schools. Excellent transport links are available via local bus services and the Metro, while the nearby town centre, stunning coastline, and vibrant amenities further enhance this fantastic opportunity.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer. Contact Trading Places on 0191 2511189 to arrange your viewing. Council Tax Band C. EPC Rating D.

## Entrance Hallway

A bright and spacious welcoming hallway with staircase to the first floor, large under stairs storage cupboard and doors to the living room and kitchen diner. Large radiator, ceiling coving and two UPVC double glazed windows allowing for natural light.

## Living Room

19'5" x 11'8" (5.93m x 3.58m)

A well appointed front facing living room with walk in double glazed bay window makes this a bright homely space. Contemporary electric feature fire place, two large double radiators, wall lights and ceiling coving. Timber framed double doors with glazed inserts lead to family room.





## Family Room

11'5" x 7'6" (3.48m x 2.29m)

To the rear of the property is the bright and airy family room with double glazed French doors opening out to the private rear garden. Double glazed windows to sill height and roof lantern make this a bright attractive space. Laminate flooring and electric heater.



## Kitchen Diner

17'3" x 11'1" (5.26m x 3.40m)

The stylish kitchen diner is fitted with a range of modern base, wall and drawer units with contrasting contemporary worktops and a breakfast bar/dining area. Single drainer sink unit with mixer taps with tiled splash backs. Two UPVC double glazed windows providing both front and rear outlook. Double glazed French doors leading out to the rear garden. Space and plumbing for dishwasher, washing machine and Range cooker. Built in shelving to recess, tiled flooring, ceiling spotlights and double radiator.

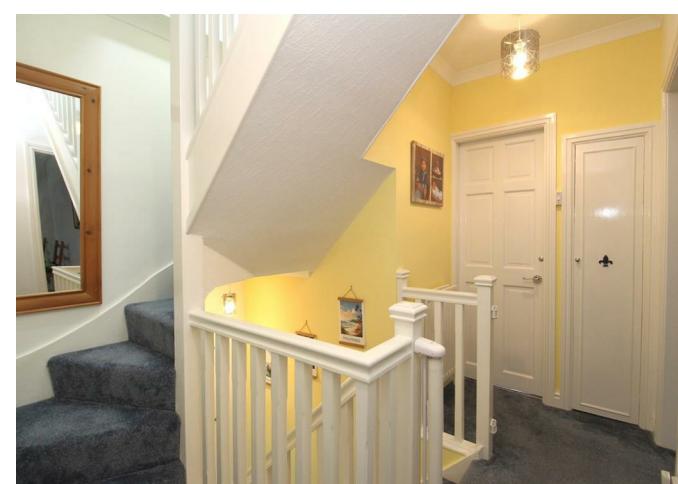
## First Floor Landing

Doors leading to all three bedrooms and family bathroom. Storage cupboard with shelving and further stairs leading to the loft.

## Bedroom One

13'3" x 11'5" (4.06m x 3.48m)

This front facing double bedroom is bright and spacious incorporating floor to ceiling fitted wardrobes to one wall. Double glazed walk in bay window providing outlook to the front. Large double radiator







#### Bedroom Two

11'5" x 9'1" (3.48m x 2.79m)

To the rear is bedroom two which incorporates floor to ceiling fitted wardrobes, double glazed window providing outlook to rear garden. Large double radiator.

#### Bedroom Three

9'3" x 5'1" (2.84m x 1.55m)

To the front of the property is bedroom three. Double glazed window and single radiator.

#### Bathroom

8'5" x 7'7" (2.57m x 2.33m)

A beautiful family bathroom incorporates a corner shower, bath with mixer taps, pedestal washbasin with mixer taps, and low level WC with push button cistern. Tile walls, panelling and spotlights to ceiling. Double glazed window with obscure glass. Large storage cupboard housing combination boiler. Large chrome towel warmer.

#### Loft Room

11'8" x 10'3" (3.58m x 3.14m)

To the top floor is the versatile loft room and storage area. The loft room incorporates a timber frame velux window allowing for natural light, large built in cupboard providing additional storage and electric heater.

#### Loft Area

The loft area currently provides additional storage to the property. This versatile space could be used for a variety of purposes.

#### Detached Garage

17'7" x 15'3" (5.36m x 4.67m)

The separate detached garage is large and spacious with a separate driveway entrance. Large timber double garage doors and separate timber door providing entrance via rear garden. Timber glazed window, light and electricity make this a functional space that can be used for a variety of purposes.

#### Garden Room/Office

4.70m x 1.68m

The current owners have created a fantastic garden room which is currently used as an office. This bright warm space incorporates three double glazed windows, a double glazed door with glazed insert, wall mounted electric heater and laminate flooring.

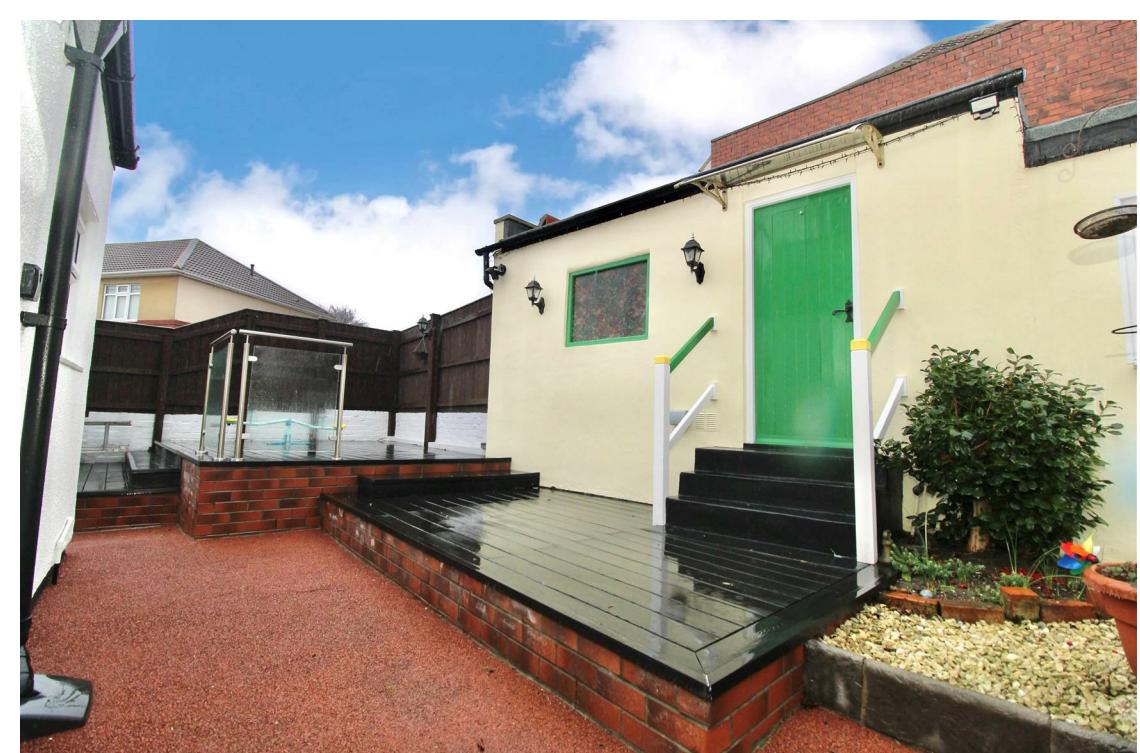
#### Front Gardens

Generous corner plot with block driveway, laid lawn, mature shrubs and borders. Wall and fenced boundaries.

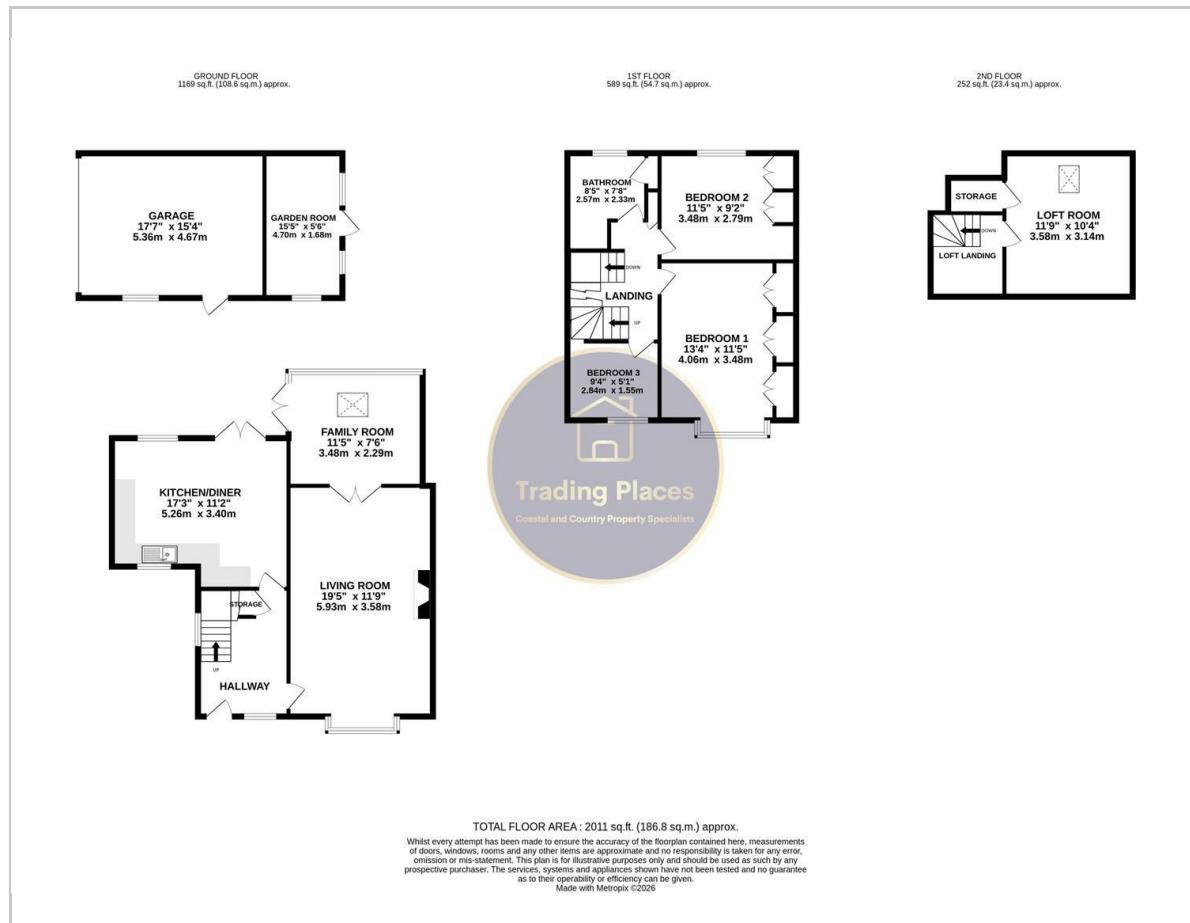
#### Rear Gardens

This fantastic rear garden has been thoughtfully designed by the current owners to provide outdoor living at its best. Decking area, artificial lawn and additional patio space make this a fabulous entertainment space. Fenced and wall boundaries.

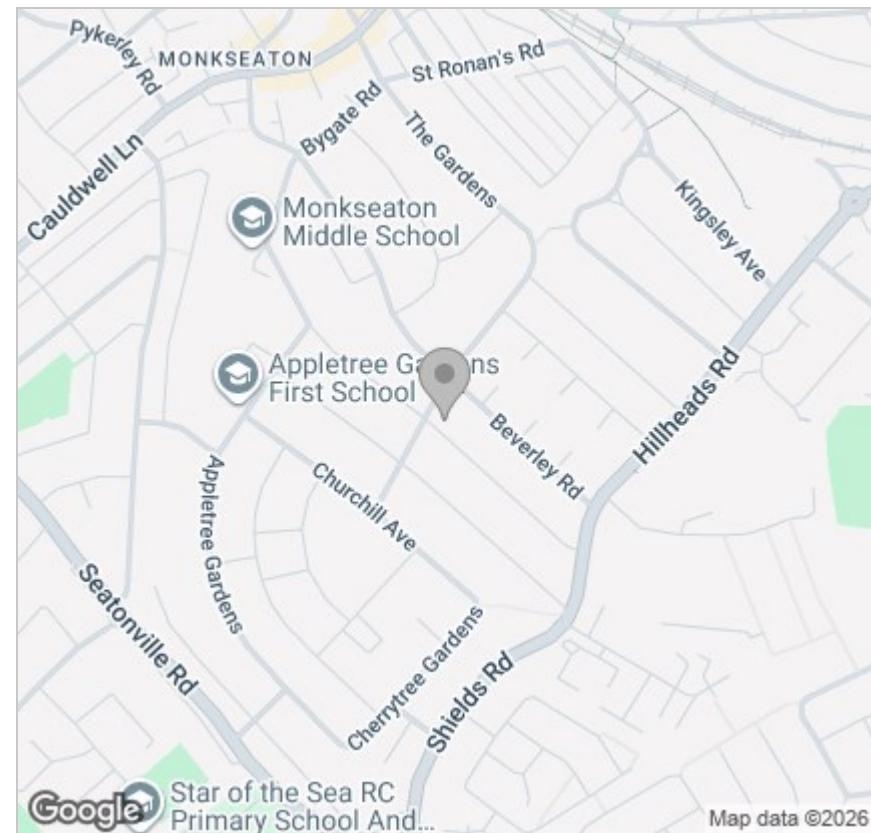




## Floor Plan



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

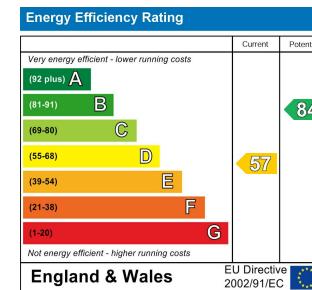
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## Energy Efficiency Graph



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