FOR SALE

30 HOLYWELL AVENUE, WHITLEY BAY NE26 3AA
£925,000

5 BEDROOM HOUSE - SEMI-DETACHED

- FIVE BEDROOM (PLUS STUDY) SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- MODERN KITCHEN DINER
- UTILITY ROOM & DOWNSTAIRS SHOWER ROOM
- BATHROOM WC & ENSUITE
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- BEAUTIFUL REAR GARDEN
- EPC RATING C

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
17'0 x 13'8

RECEPTION ROOM
15'7 x 13'1

KITCHEN DINER
20'6 x 11'2

UTILITY ROOM
15'3 x 6'8

DOWNSTAIRS SHOWER ROOM
8'0 x 6'6

BEDROOM
16'4 x 11'2

ENSUITE
7'3 x 7'1

BEDROOM
15'4 x 11'11

BEDROOM
10'1 x 10'0

STUDY
9'7 x 6'2

BATHROOM WC
12'11 x 4'8

BEDROOM
20'2 x 16'6

BEDROOM
8'5 x 8'1

GARAGE
16'9 x 7'0

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This impressive five bedroom semi detached home is located on the highly sought after Holywell Avenue in the heart of North Whitley Bay. Renowned for its wide tree-lined setting and prestigious reputation, Holywell Avenue is one of the area's most desirable residential streets. Perfectly placed within easy reach of award-winning beaches, excellent schools, beautiful parks, independent cafés, the town centre and Metro links, this superb home combines coastal living with exceptional convenience. It presents a fantastic opportunity for families seeking generous accommodation.

The property retains an abundance of period charm, featuring spacious, versatile rooms and an excellent layout. A vestibule leads into entrance hallway with a grand staircase and access to the reception rooms and kitchen diner. The front reception room features a walk in bay window, period decorative ceiling and fireplace. To the rear, a second generous reception room enjoys a fireplace and bay with patio doors opening onto the rear garden.

The kitchen diner offers space for family dining and is fitted with a good range of units, contrasting worktops, eye level double oven, gas hob, extractor, fridge and dishwasher. A generous utility room provides additional storage and appliance space, while a modern ground floor shower room completes the accommodation.

The first floor hosts a study, three bedrooms, the principal enjoying a walk-in bay window and ensuite shower room. The bedrooms benefit from fitted wardrobes and vanity areas, while the family bathroom includes a bath with shower over, wash basin and WC. The second floor offers two further bedrooms, including a spacious dual aspect room with fitted wardrobes most recently used as an additional lounge.

Externally, the property benefits from an attached garage, driveway parking, an attractive front garden and a beautifully landscaped rear garden with a raised stone patio, lawn, mature planting and delightful seating areas.

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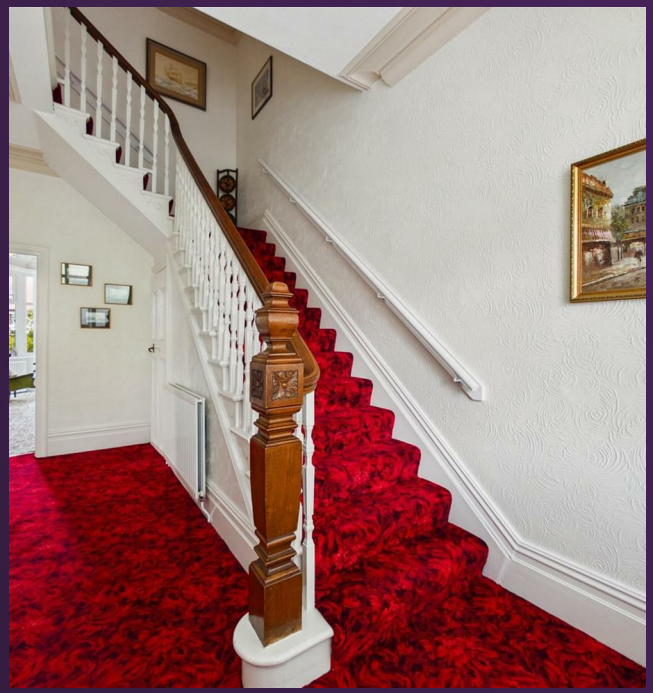

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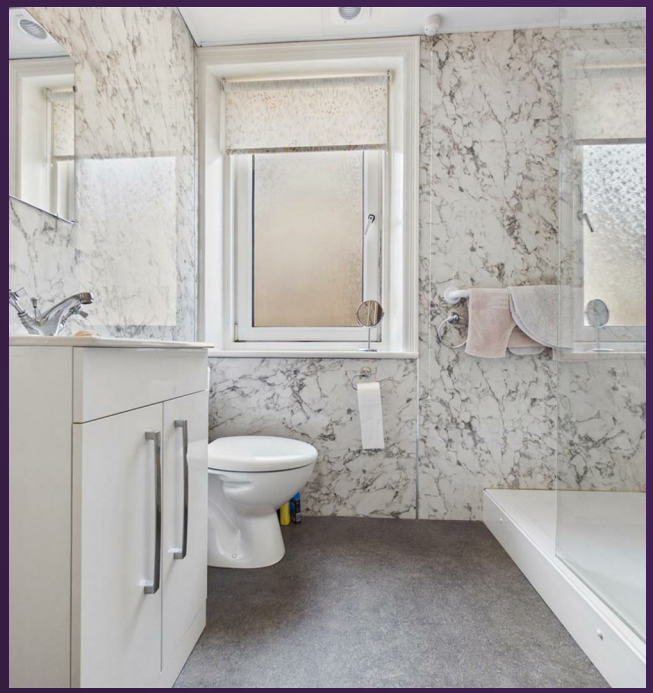

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FLOORPLAN

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Floor 0

Floor 1

Floor 2

Approximate total area(1)

2382 ft²

Reduced headroom

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY

THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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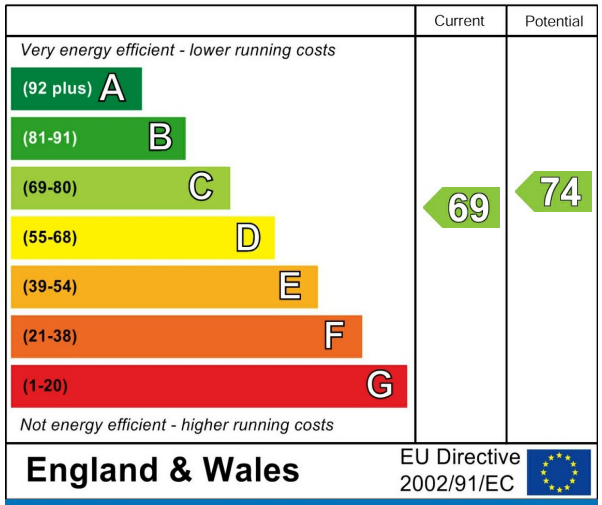
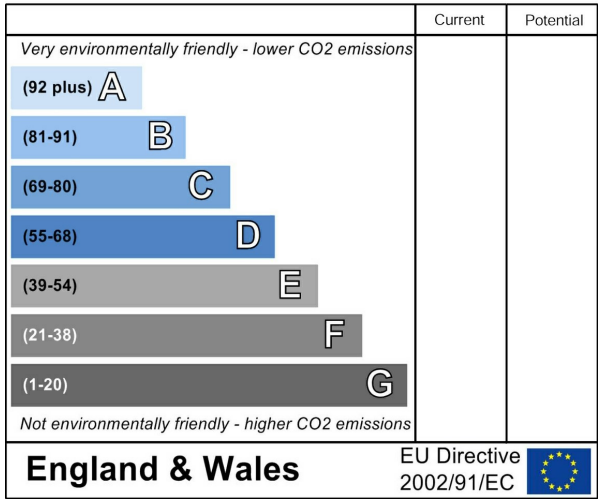
Energy Efficiency Rating



Environmental Impact (CO_2) Rating