



4 Hastings Avenue
, Whitley Bay, NE26 4AF

£475,000



Trading Places

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Trading Places are delighted to offer this attractive three bedroom semi-detached home, ideally situated within the highly sought after residential area on Hastings Drive in Whitley Bay, just a stones throw to Whitley Bay Seafront. The property boasts a range of modern features and will appeal to a wide variety of buyers looking for coastal living at its finest.

The accommodation is thoughtfully arranged over two floors, featuring a welcoming entrance porch and hallway, a bright and spacious living room, and a contemporary open-plan kitchen diner ideal for everyday living and entertaining. To the first floor are three well proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a driveway providing off-street parking, a garage offering excellent storage, and a generous private rear garden, perfect for outdoor enjoyment.

Whitley Bay is a highly desirable coastal town, known for its beautiful beaches, vibrant town centre, and strong community feel. The area offers a wide range of amenities including independent cafés, restaurants, shops, and leisure facilities, along with excellent transport links such as the Metro for easy access to Newcastle and beyond. Families are drawn by the well-regarded schools, with catchment including Whitley Bay High School and middle schools such as Valley Gardens Middle School and Wellfield Middle School, further enhancing its appeal.

The superb layout, excellent location and warm family feel combine to create an exciting opportunity that can only be fully appreciated by internal inspection. Contact Trading Places on 0191-2511189 to arrange your viewing. Council Tax Band D. EPC Rating D.

Entrance Porch

Accessed via a composite front door with glazed insert, the porch is filled with natural light from front and side windows. It features laminate flooring and an internal timber door with frosted glazed panels and decorative side windows, leading through to the entrance hallway.

Hallway

A welcoming hallway, accessed via a timber inner door with glazed insert, allowing natural light to flow through. Oak engineered doors with glazed panels lead to the living room and open-plan kitchen diner, with stairs rising to the first floor. Boasting a homely charm, the space features attractive wall panelling, a single radiator, stylish laminate flooring, and a useful understairs storage cupboard.





Living Room

16'2" x 13'1" (4.93m x 4.00m)

A stylish front-facing living room, offering a warm and welcoming feel. Featuring elegant hardwood flooring and a walk-in double glazed bay window with decorative upper panes, the space is flooded with natural light and enhanced by newly installed slatted plantation shutters. A charming wood burner set within an exposed brick inset with tiled hearth creates a cosy focal point, complemented by ceiling coving and a single radiator, making this an ideal space to relax.

Open Plan Kitchen Diner

20'6" x 15'5" (6.25m x 4.70m)

This beautifully presented open-plan kitchen diner offers a unique and sociable space, ideally suited to modern family living. Fitted with a range of wall, base and drawer units, complemented by contrasting wood worktops and tiled splashbacks, it also provides space for a range-style oven within a tiled recess and a large fridge freezer. A central breakfasting island with storage, inset sink, brushed brass mixer tap, and granite worktops forms a stylish focal point, while ample space for a dining table creates a cosy area for relaxing or entertaining. Additional features include a large storage cupboard, laminate flooring, a contemporary vertical radiator, and attractive bi-fold doors opening onto a decking area - perfect for indoor-outdoor living.







Landing

A bright landing providing access to all three bedrooms and the family bathroom. A striking UPVC double glazed arched feature window with decorative pane allows for an abundance of natural light, enhancing the space. The landing also benefits from a useful storage cupboard.

Bedroom One

15'10" x 10'3" (4.83m x 3.14m)

A well-appointed double bedroom featuring fitted wardrobes to one wall, providing excellent storage. A UPVC double glazed walk-in bay window to the front elevation, complete with decorative upper panes, allows for plenty of natural light, with a large radiator beneath.

Bedroom Two

13'10" x 12'4" (4.24m x 3.77m)

A bright and well-proportioned double bedroom, featuring a UPVC double glazed window to the rear elevation. The room also benefits from a single radiator.

Bedroom Three

9'8" x 7'8" (2.97m x 2.36m)

A front-facing bedroom featuring a UPVC double glazed window with decorative upper panes. The room is complete with a single radiator.

Family Bathroom

The stylish family bathroom is bright and spacious, featuring a UPVC double glazed window with obscure glazing and decorative leaded panes. It comprises a freestanding bath with a large mixer tap, a vanity wash basin with storage beneath, and a low-level WC. A generous walk-in shower enclosure with mains-fed shower and tiled surrounds adds a modern touch. The room is completed with tiled walls, laminate flooring, and a chrome towel warmer.

Front Gardens

Front garden with driveway providing off-street parking, complemented by mature shrubs and attractive walled boundaries, offering a neat and well-maintained frontage.

Rear Gardens

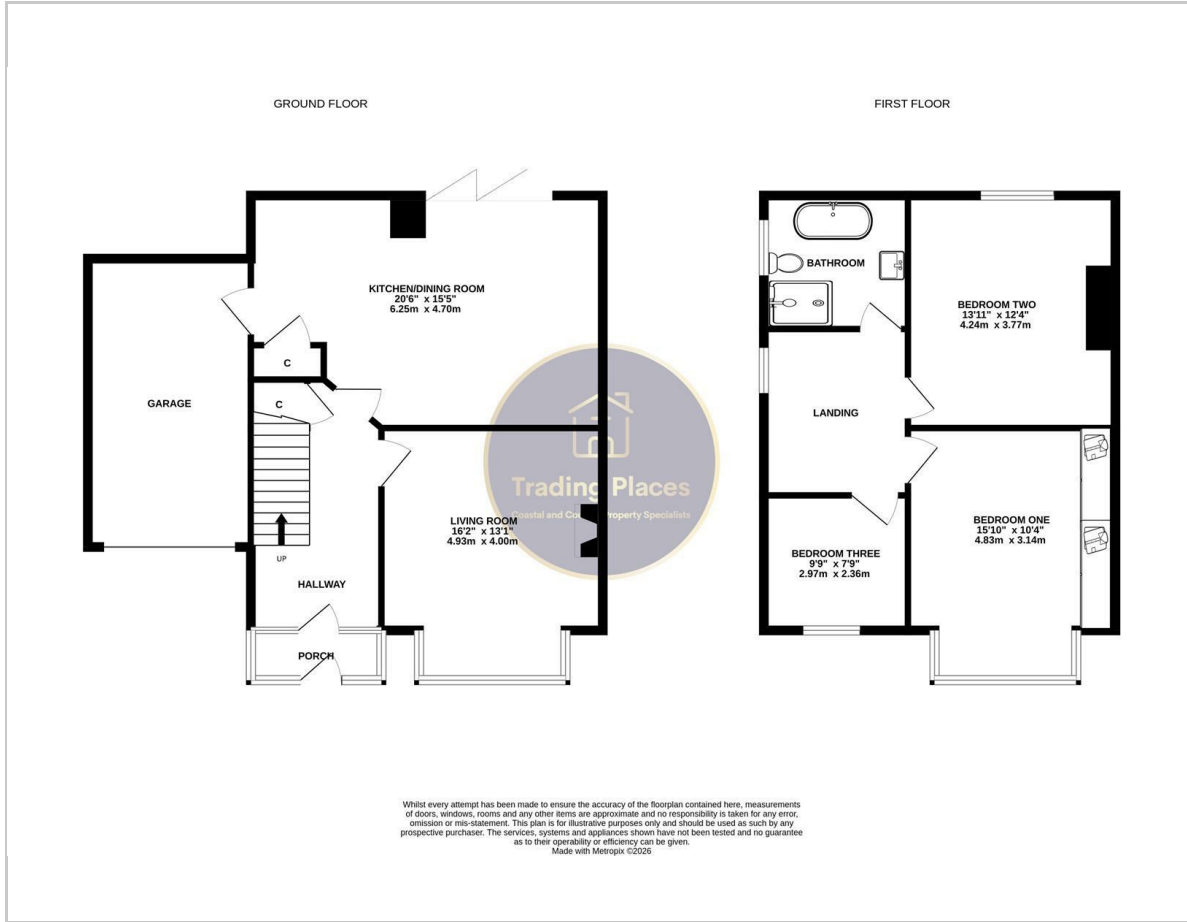
This private rear garden offers a fantastic outdoor space, featuring a laid lawn, a decked patio area, and a gravel seating area - perfect for enjoying the evening sun. The space is fully enclosed with fenced boundaries, providing privacy and a secure setting for relaxing or entertaining.

Garage

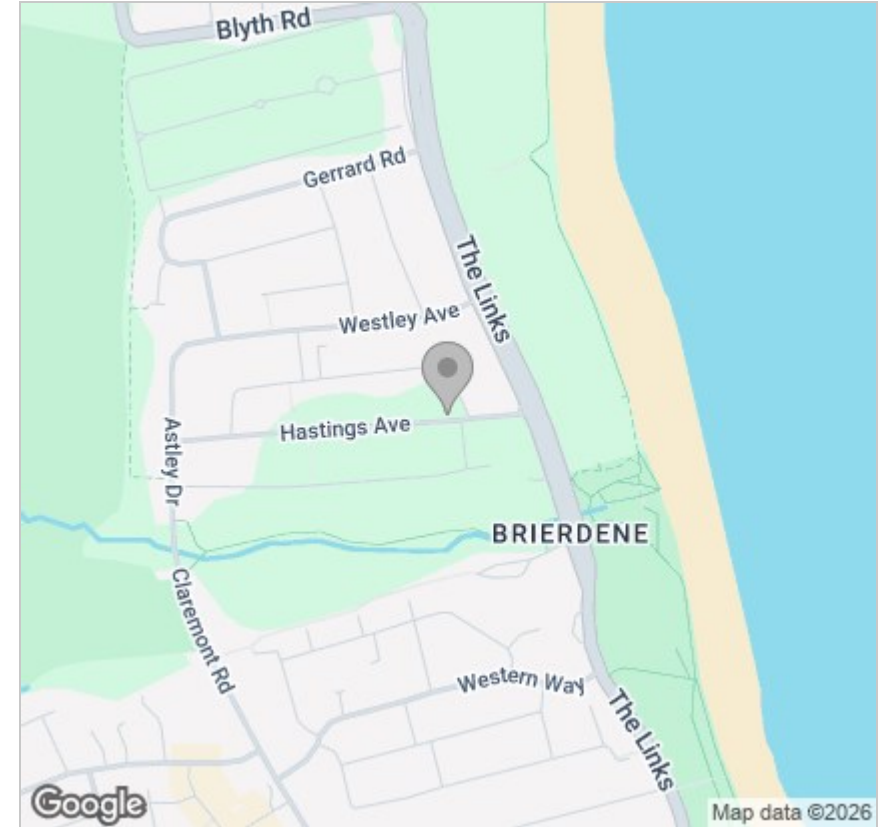
The single garage benefits from lighting and power, and offers space and plumbing for a washing machine and tumble dryer. It can be accessed via the front driveway or internally from the kitchen, providing both convenience and practicality.



Floor Plan



Area Map

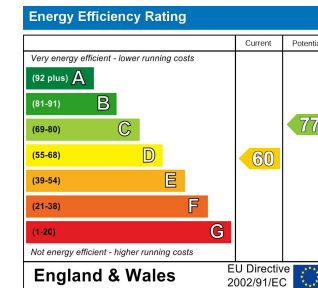


Viewing

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.

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Energy Efficiency Graph



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