FOR SALE

54 MADEIRA AVENUE, WHITLEY BAY NE26 3SZ
£679,950



4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO BEAUTIFUL RECEPTION ROOMS
- STYLISH KITCHEN & DINING ROOM
- UTILITY ROOM & DOWNSTAIRS WC
- SPACIOUS BATHROOM WC & SEPARATE SHOWER ROOM
- GARAGE & DRIVEWAY TO THE FRONT
- BEAUTIFUL REAR GARDEN
- NO UPPER CHAIN
- EPC RATING PENDING

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
15'2 x 12'6

RECEPTION ROOM
12'6 x 10

KITCHEN
11'5 x 10'6

DINING ROOM
12'1 x 11'2

UTILITY ROOM
4'5 x 4'4

DOWNSTAIRS WC

LANDING

BEDROOM
13'2 x 12'5

BEDROOM
12'2 x 12'2

BEDROOM
10'4 x 8'11

BEDROOM
11'7 x 8'4

BATHROOM
10'11 x 8'3

SHOWER ROOM
8'3 x 5'10

GARAGE
15 x 8'2

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Set within the highly sought after residential area of North Whitley, this stunning four bedroom detached home offers an exceptional blend of space and style, in excellent condition throughout. Offered to the market with no upper chain, this impressive property is perfectly suited to modern family living.

North Whitley is a popular and established residential area, well regarded for its attractive surroundings, excellent local amenities and convenient access to everyday facilities. The area also provides good transport links, making it an appealing choice for families and commuters alike.

A welcoming entrance hallway leads to two beautifully presented reception rooms. The first features a bay window and contemporary fireplace with remote controlled gas log burner, the second enjoys an electric log burner and doors opening onto the garden. At the heart of the home is the impressive open-plan kitchen and dining space. The stylish kitchen features a central island with excellent storage and breakfast bar, granite work surfaces, gas hob and chimney extractor, while the dining area provides ample room for a dining table overlooking the garden. A useful utility area and downstairs WC complete the ground floor.

Upstairs, four generously proportioned double bedrooms are complemented by a spacious family bathroom and separate shower room. The principal bedroom benefits from fitted wardrobes, with two other bedrooms also offering fitted storage, and a dressing area. Another bedroom provides access to a boarded loft, currently used as a study, offering valuable additional space.

Externally, the property boasts beautifully maintained, low-maintenance gardens. A driveway provides off-road parking to the front with garage, while the landscaped rear garden features a central lawn, mature planted borders and a generous patio, creating an ideal space for entertaining and relaxing.

A superb family home combining generous accommodation, stylish interiors and excellent outdoor space.

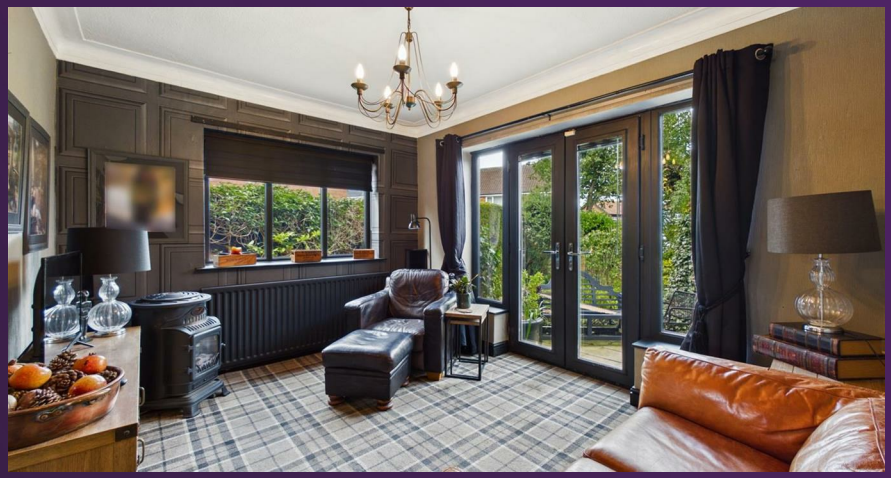
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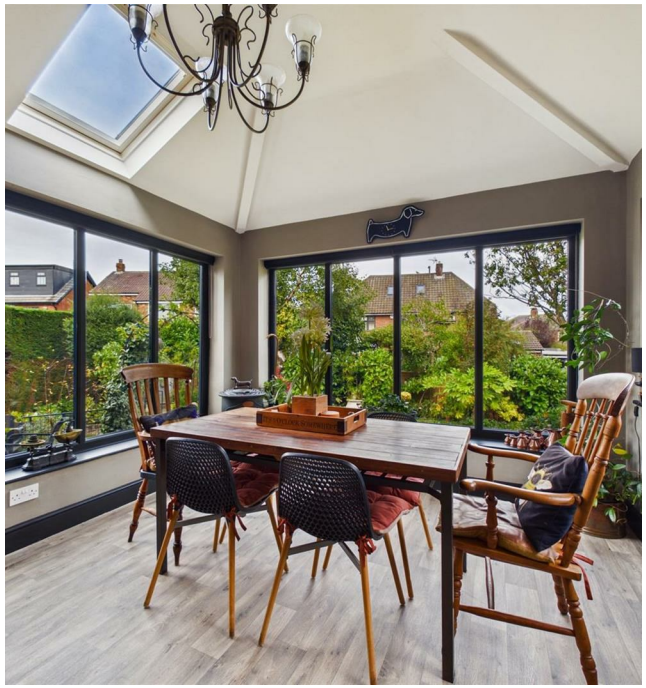




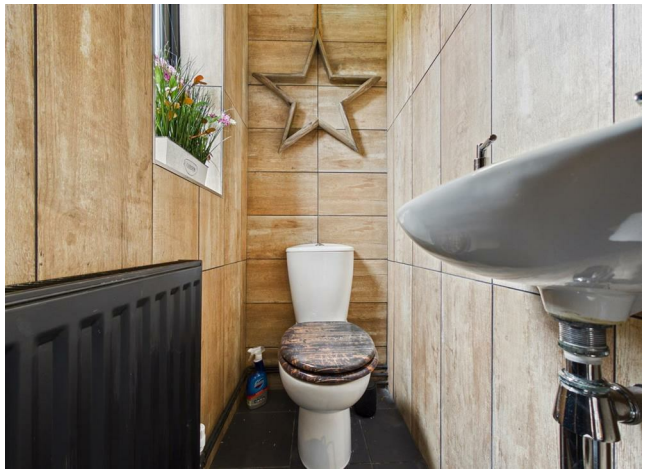


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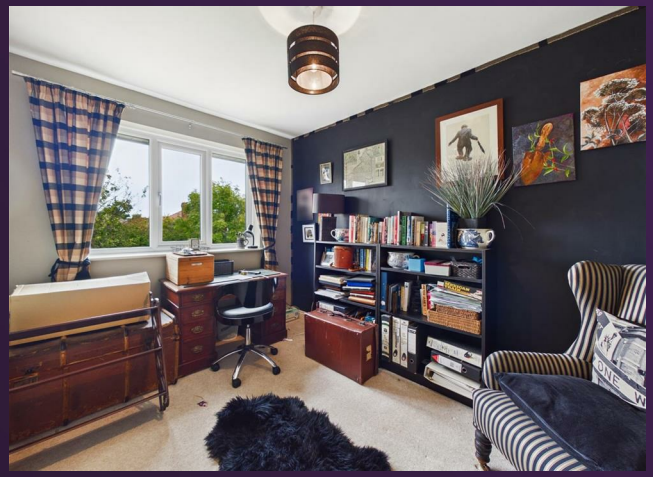


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FLOORPLAN

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Floor 0





Floor 1

Approximate total area(1)

1694 ft²

Reduced headroom

9 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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