



2 Westfield Avenue

Whitley Bay



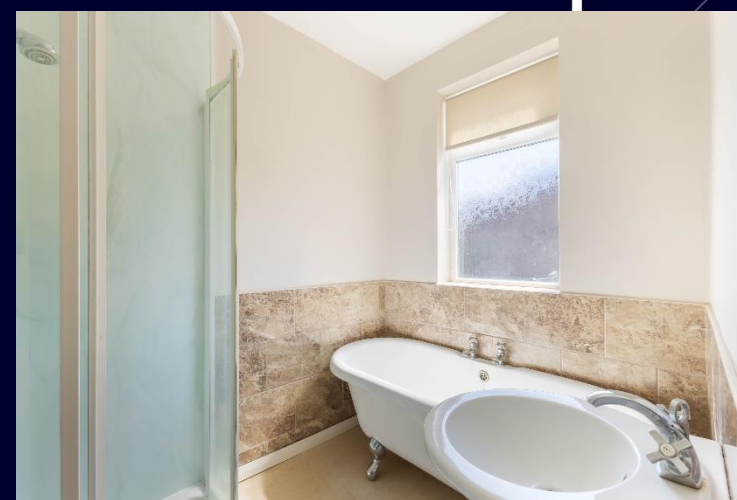
2 Westfield Avenue, Whitley Bay, NE25 8NW

Westfield Avenue, a three bedroom semi-detached home positioned in Monkseaton, is conveniently situated within walking distance of excellent local amenities, transport links, highly regarded schools, Whitley Bay town centre, and the stunning coastline stretching from Northumberland to Tynemouth.

Upon entry, there is a newly fitted wooden door that perfectly complements the character of this semi-detached home. This leads into a spacious hallway with original panelling, setting a traditional yet elegant tone. The hallway opens into the front dining room, which features a large bay window, gas fireplace and high ceilings, adding to the sense of space and charm. From the dining room, there is access back to the hallway and onward into the living room. The living room also benefits from a fireplace and a wooden glazed panel door that leads directly to the rear garden.

The kitchen is fitted with wall and base units, as well as space for a small breakfast table. From the kitchen, there is access to a single garage, which also opens out to the rear garden.





On the first floor, the property offers three generously sized bedrooms. The principal bedroom features a large bay window and ample space in the alcoves for storage. The family bathroom includes a bath, shower and sink and separate WC.

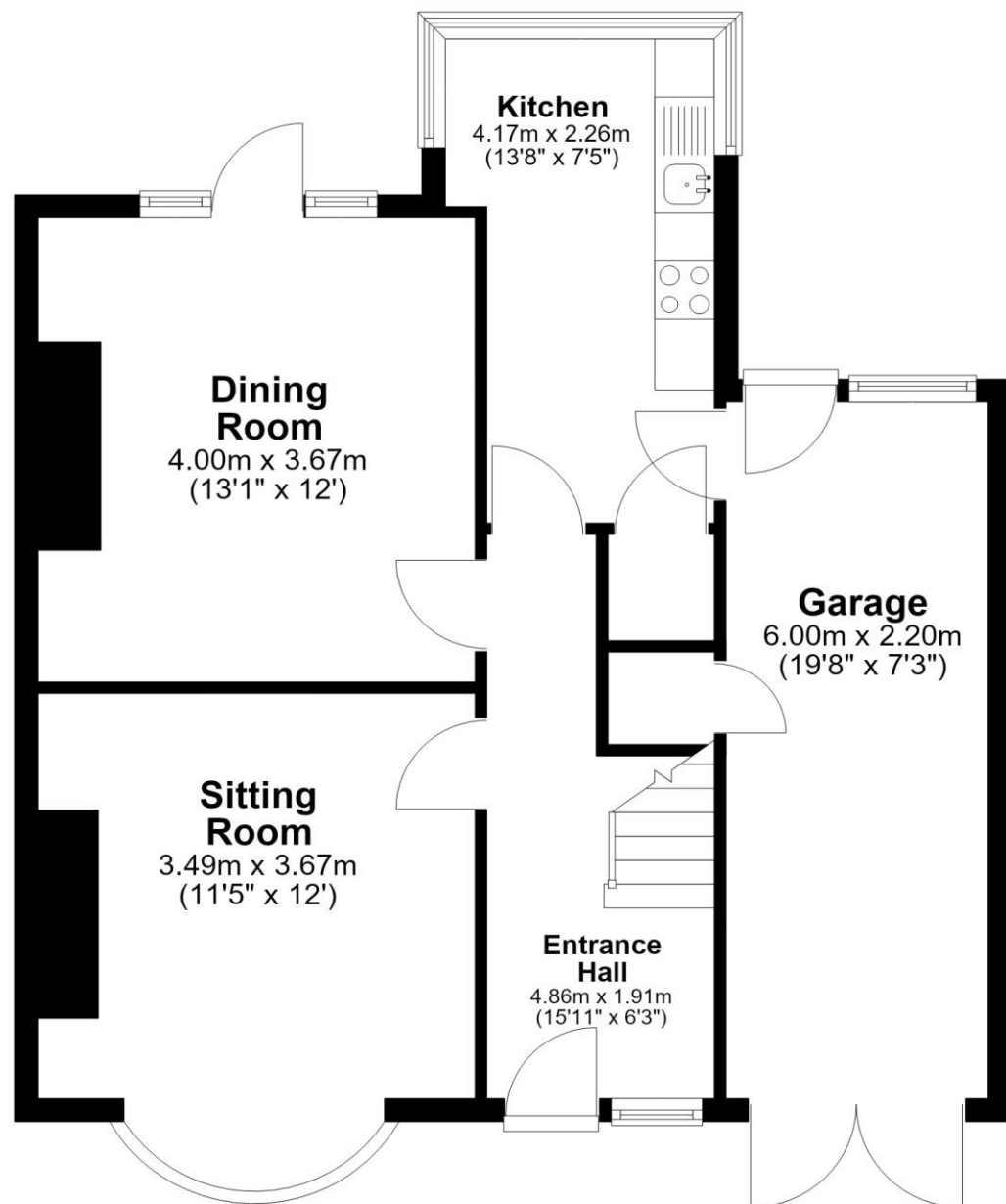
Externally, the property benefits from a driveway, garage and with on street options. There is a smaller front garden and larger laid to lawn rear garden with many mature plants and trees.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Freehold | Council Tax; Band C | Energy Performance Certificate; Rating D

Price Guide: Offers Over £350,000

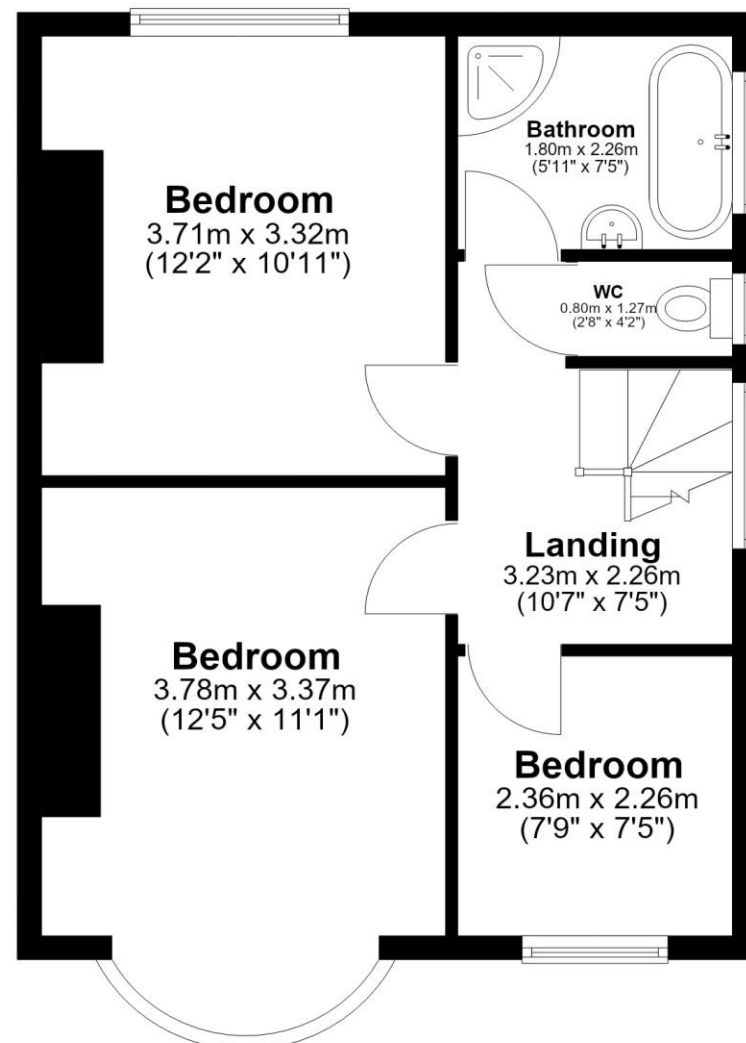
Ground Floor

Approx. 60.8 sq. metres (654.6 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



Total area: approx. 104.7 sq. metres (1126.9 sq. feet)

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