



8 Irwin Avenue

Wallsend



8 Irwin Avenue, Wallsend, NE28 7QX

Irwin Avenue is an exceptionally unique and characterful home, combining the charm and architectural detailing of its 1922 origins with a beautifully considered programme of modern renovation and improvement. The property offers four generously proportioned double bedrooms, is semi-detached and benefits from a cobble designed driveway, single garage currently utilised for storage and beautifully landscaped private gardens.

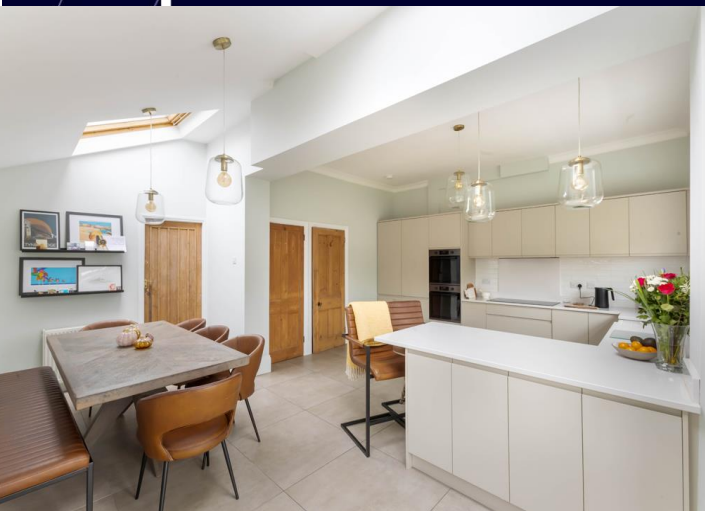
Irwin Avenue, in Wallsend, is a quiet residential street within easy reach of Wallsend town centre, where you'll find a number of supermarkets, local shops, cafés, and pharmacies. Wallsend Metro Station is around 0.5 miles away, providing direct links to Newcastle city centre in approximately 15 minutes. Nearby amenities also include Richardson Dees Park, Wallsend Health Centre, and several well-regarded primary and secondary schools within a mile.

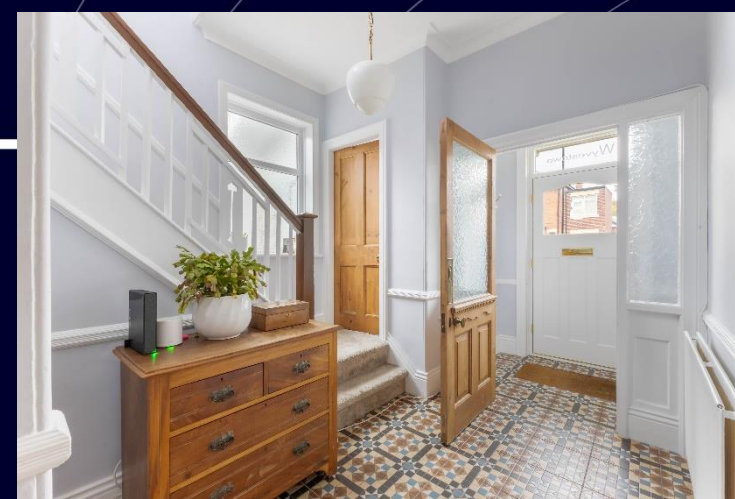
From the outset, the property makes a wonderful first impression. The cobble designed driveway leads to the entrance, where a newly fitted, bespoke designed Hastie Burton front door has been carefully selected to complement the original internal hallway door, believed to be approximately 100 years old. The attention to detail throughout the property is particularly impressive, with the original style mosaic floor tiling within the entrance hall providing a wonderful sense of the property's history.

The entrance hallway leads to a downstairs WC and into the principal reception accommodation. The main living room is beautifully presented, featuring a box bay window, electric fireplace, attractive alcoves, decorative coving and notably high ceilings, all of which enhance the period character and proportions of the room. An attractive traditional archway leads through the hallway, where the original servants' bells remain as a charming period feature, providing a fascinating reminder of the property's heritage.

A second reception room provides an entirely different atmosphere, with a log burning stove creating a wonderful focal point against a brick effect backdrop. Doors open directly onto the rear garden, providing an excellent connection between the living accommodation and the outdoor space.

The kitchen and dining room is a particularly impressive family and entertaining space. The sleek wall and base cabinetry was fitted approximately three to four years ago and incorporates a full height fridge and freezer, two ovens, dishwasher and induction hob, complemented by beautiful marble work surfaces. A generous breakfast bar with space for stools further enhances the versatility of the room, whilst the current eight seater dining table demonstrates the excellent proportions available for entertaining and family dining. There is also a wonderfully characterful understairs bar, adding another unique feature to the home.





Double doors open onto the rear garden, whilst a separate door leads through to a useful utility room, equipped with washing machine, tumble dryer, sink, wall mounted drying rack and ironing board.

The first floor provides three excellent double bedrooms. The larger of the bedrooms benefits from its own ensuite shower room, incorporating a modern walk in shower with attractive tiled surround, together with a built in cupboard housing the boiler. The bedroom also benefits from a built in Sharps wardrobe and dedicated dressing table. The family bathroom is beautifully appointed, with a herringbone style tiled feature surrounding the freestanding bath, together with WC and wash hand basin.

Stairs continue to the second floor, where the property truly comes into its own with an impressive principal bedroom suite. The principal bedroom is an exceptional space, again benefiting from bespoke Sharps fitted wardrobes and a wonderful dual aspect, with Velux windows positioned to the front and windows to the rear. The elevated rear outlook is particularly special, with phenomenal views extending across the green and providing a wonderful sense of space and tranquillity. The principal ensuite is finished to an excellent contemporary standard and comprises a substantial walk in double shower, beautifully modern tiling, his and hers wash hand basins, WC and a stylish heated towel rail, creating a luxurious principal suite.

The rear garden provides an exceptional level of privacy and has been comprehensively landscaped, with attractive porcelain paving creating a smart and contemporary outdoor environment.

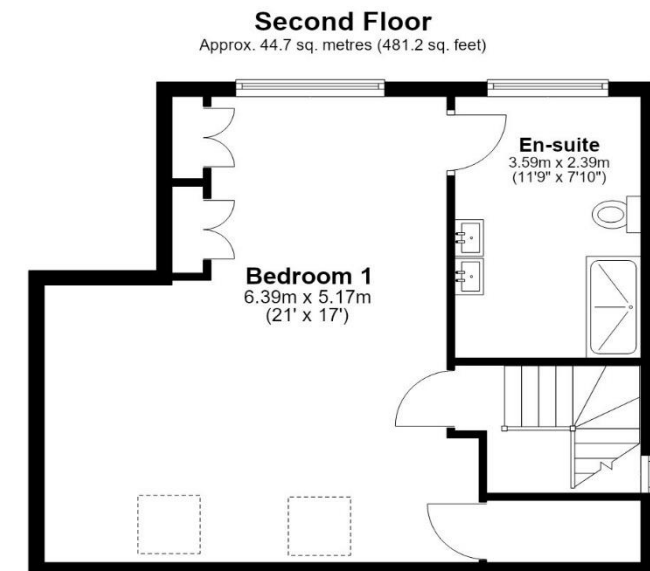
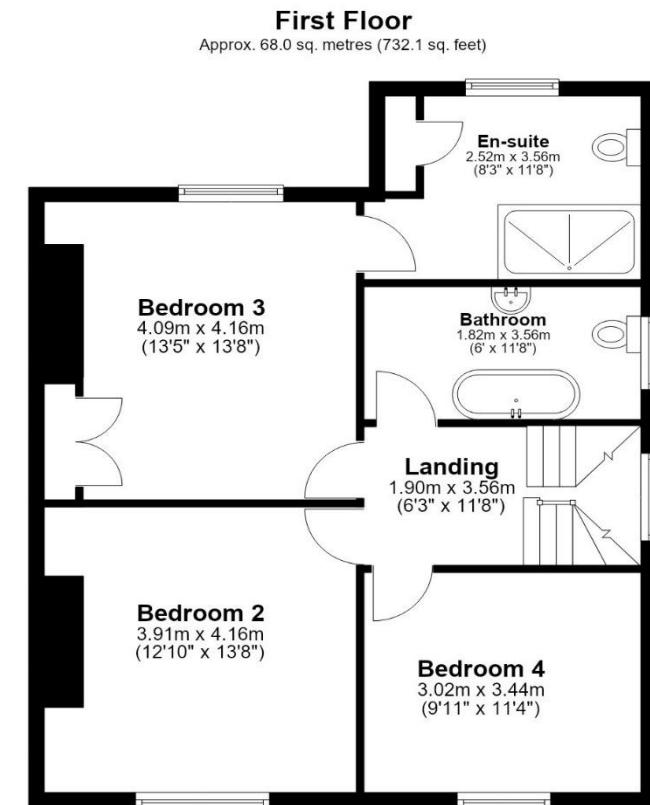
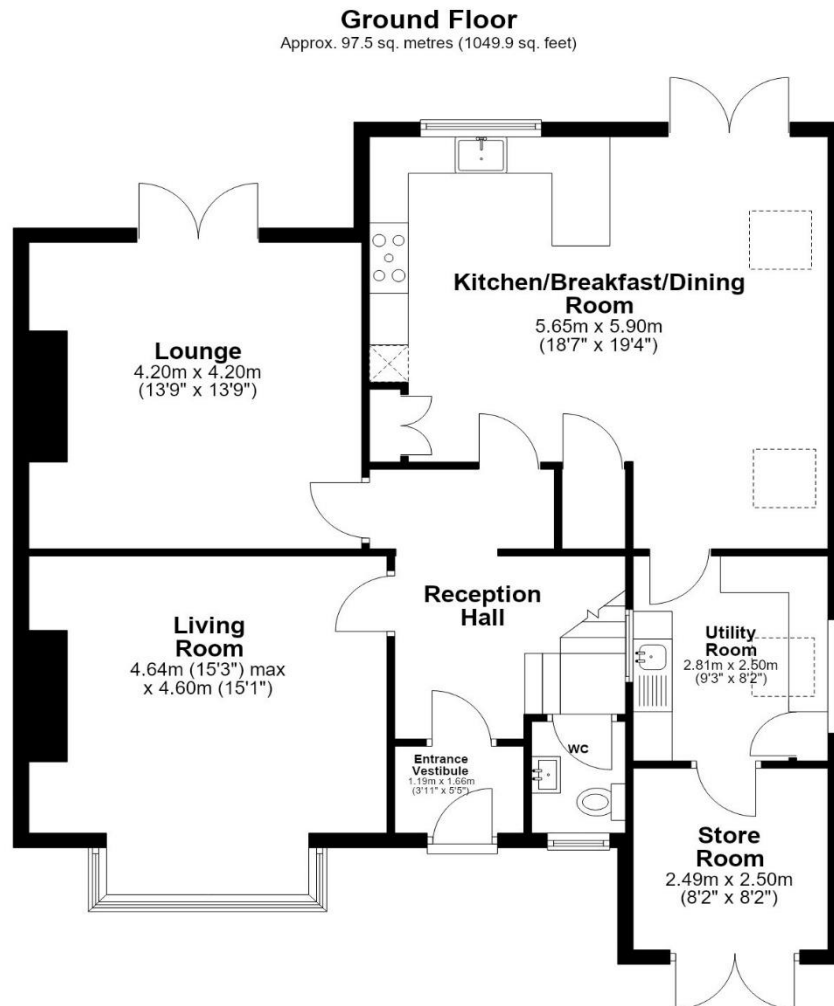
A gate provides direct access onto the green, an enviable feature which gives the property an immediate connection to the surrounding open space and is particularly appealing for those who enjoy walking and exercising locally.

The garden also benefits from an impressive glass summer house with aluminium framing and sliding glass doors. With heating and full connectivity, including reach to the mesh full-fibre Ethernet, this is an exceptionally versatile space that could be utilised as a home office, entertaining room, garden studio or simply a year round extension of the living accommodation. The property further benefits from an electric vehicle charging point.

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

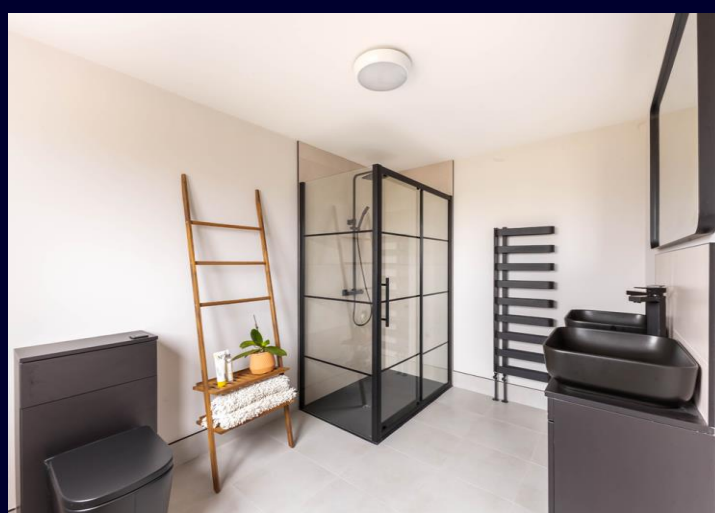
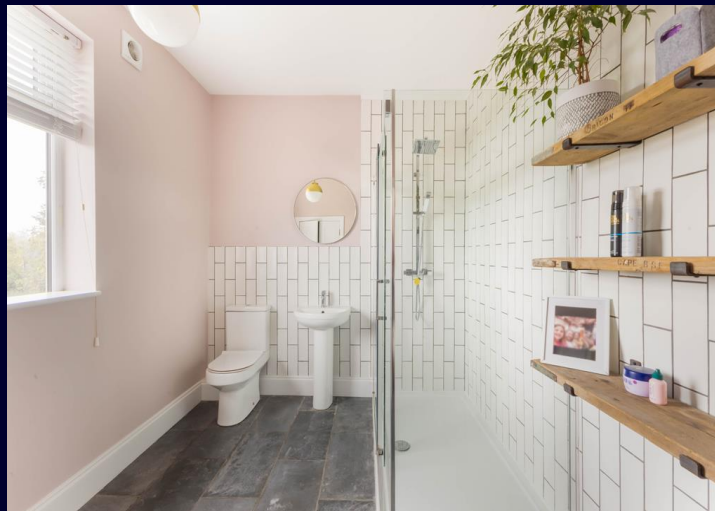
Price Guide: Offers Over £545,000





Total area: approx. 210.3 sq. metres (2263.2 sq. feet)

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