



67 Hillcrest

, Whitley Bay, NE25 9AF

**£410,000**



**Trading Places**

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## 67 Hillcrest

, Whitley Bay, NE25 9AF

Trading Places are delighted to welcome to the market this beautifully presented semi-detached home, ideally situated on Hillcrest, within one of Whitley Bay's most sought-after residential areas. Occupying a generous plot, this stunning property has been refurbished throughout by the current owners to a high specification and must be viewed to fully appreciate the lifestyle on offer.

The property features a welcoming entrance porch leading into an inviting hallway. To the ground floor, there is a homely living room to the front, complete with a log burner, while to the rear sits a fantastic open-plan kitchen/family room, ideal for modern living and entertaining. The ground floor is further complemented by a functional downstairs WC and utility space. To the first floor, the property offers three well-appointed bedrooms and a newly fitted family shower room, providing comfortable and versatile accommodation suitable for a wide range of buyers.

Externally, the home benefits from a front town garden, while to the rear there is a substantial private garden with laid lawn and ample outdoor living space.

Perfectly positioned to take advantage of all that Whitley Bay has to offer, the property is within catchment and walking distance of highly regarded local schools, including Valley Gardens Middle School and Whitley Bay High School. Excellent transport links are available via local bus services and the Metro, while the nearby town centre, stunning coastline, and vibrant amenities further enhance this fantastic opportunity.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer. Contact Trading Places on 0191 2511189 to arrange your viewing. Council Tax Band C. EPC Rating D.

### Entrance Porch

Enter through hardwood front door with glass insert above and side glass windows providing an abundance of natural light into front porch. Tiled decorative flooring and further internal timber door with decorative inserts leading to entrance hallway.

### Entrance Hallway

This spacious welcoming hallway starts with a timber inner door with decorative glass panel insert allowing for natural light. Period style doors leading to all ground floor rooms, stairs leading to first floor. Period charm throughout with natural antique wood picture rail, cast iron radiator and decorative flooring. Storage cupboard under stairs and door to downstairs WC and utility area.









### Living Room

13'10" (into bay) x 11'7" (4.24m (into bay) x 3.54m)

This stylish front facing reception room is homely and welcoming incorporating hardwood flooring and a double glazed UPVC walk in bay window with decorative upper panes providing an abundance of light and newly installed slatted plantation shutters. Decorative wood burner which has been recently installed, with exposed brick insert, tiled hearth and reclaimed timber beam above. Custom made book shelving and storage to both recesses, large radiator below sill level make this a cosy relaxing space.

### Open Plan Kitchen Diner

20'8" x 18'4" (to the longest points) (6.30m x 5.61m (to the longest points))

This beautifully presented open plan kitchen diner offers real individuality and fantastic family living to a variety of buyers. Fitted wall base and draw units with contrasting Quartz worktops, one bowl inset sink with quality brushed brass mixer taps and tiled splashbacks. This sociable space incorporates a large handmade breakfasting island with storage below, Quartz and solid wood worktops. Space for separate dining table, and snug/lounge area sits just off the dining space make the perfect cosy corner for relaxation. Fitted, large storage cupboard. Two modern style vertical radiators, UPVC double glazed window, velux window and large style double glazed doors leading to rear garden.











#### Downstairs WC and Utility Space

Accessed from the hallway, and comprises of a low level wc and wash hand basin. The laundry area has been added by the current owners for additional convenience and has plumbing and space for washing machine and tumble dryer. 2 Windows to the side elevation. Tiled Flooring.

#### Landing

Recessed ceiling spotlights. UPVC double glazed stained glass window to the side elevation. Loft Access. Carpet floor. Antique wood picture rail. Doors to all three bedrooms and the family shower room.

#### Bedroom One

13'4" (into bay) x 10'7" (4.07m (into bay) x 3.24m)

A beautifully appointed double bedroom with fitted wardrobes and feature fireplace. UPVC double glazed walk in bay window to the front elevation with stained glass upper panes and newly installed slatted plantation shutters. TV point. Carpet floor.

#### Bedroom Two

11'3" x 10'7" (3.43m x 3.23m)

A bright double bedroom with painted cast iron fireplace, fitted wardrobe and UPVC double glazed window to the rear elevation. Carpet floor.

#### Bedroom Three

7'4" x 6'9" (2.26m x 2.06m)

A front facing bedroom with recessed ceiling spotlights and UPVC double glazed window with stained glass upper panes. Carpet floor.

#### Shower Room

A thoughtfully designed, newly fitted and tiled shower room. Elegant patterned wall and floor tiling complemented by soft pastel tones. The walk in shower is fitted with quality brass-effect fixtures, including a rainfall shower and handheld attachment. Close coupled WC and a vanity unit provides practical storage beneath the basin. Two UPVC double glazed obscured windows to the side elevation.

#### Front Gardens

Accessed through a front gate with mature shrubs, planted borders and walled boundary. A side gate provides access to the rear garden.

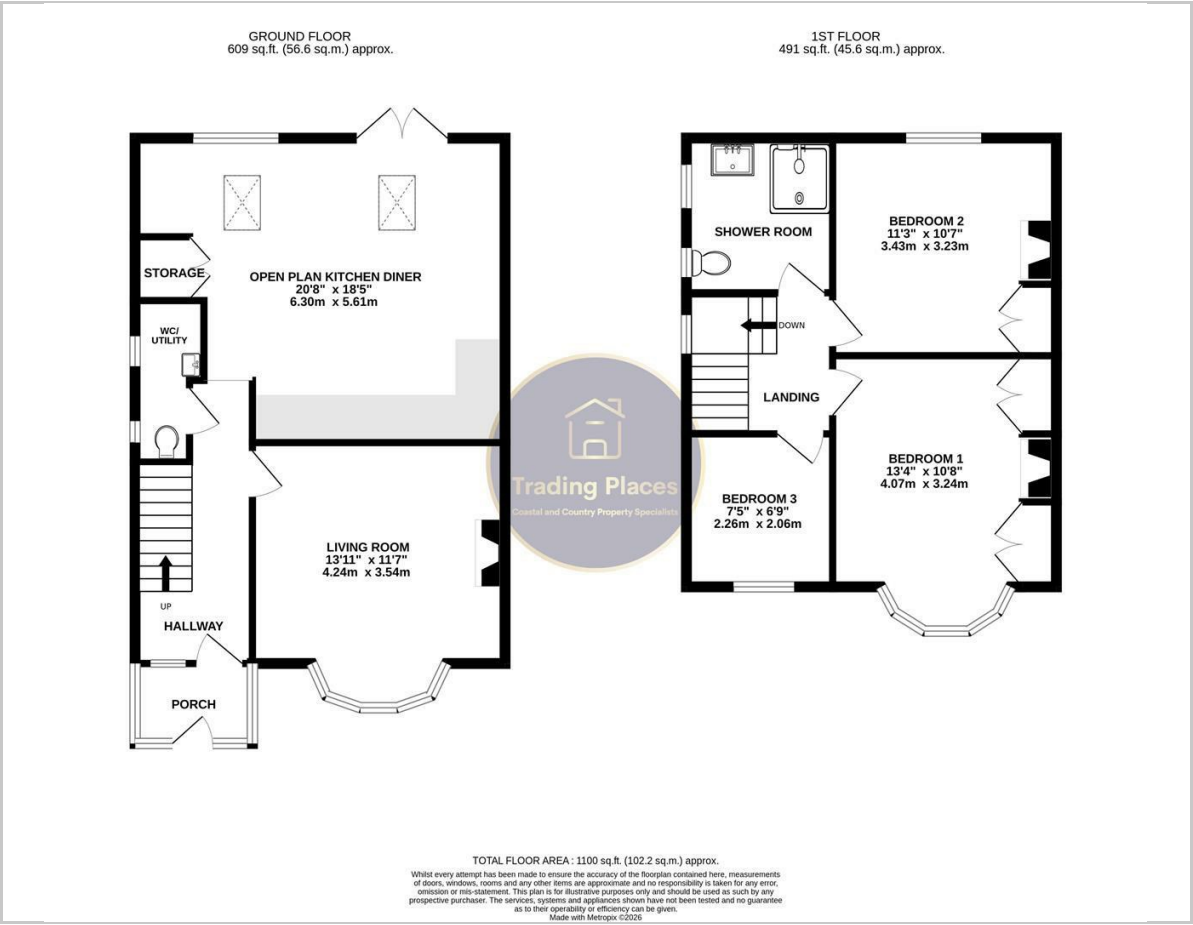
#### Rear Gardens

A gorgeous, sunny south facing rear garden, thoughtfully arranged to create a wonderful space for both relaxing and entertaining. The garden features a substantial raised decked terrace, offering generous room for outdoor seating and dining. Steps lead down to the main garden, which is predominantly laid to lawn and framed by established planted borders and mature shrubs. A further decked patio area incorporates a pond and additional seating. To the rear of the garden there is a large storage shed. The boundary is marked by a fence.





Floor Plan

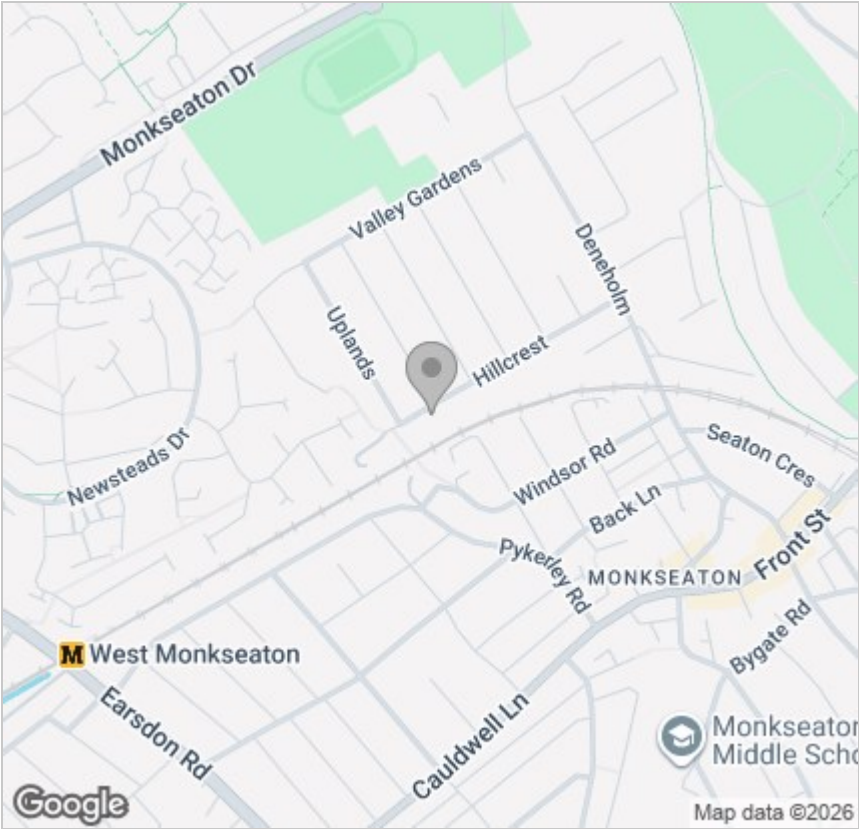


Viewing

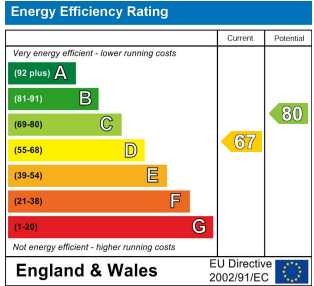
Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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