

19 HELENA AVENUE
WHITLEY BAY NE26 2BB
£369,950



- **FOUR BEDROOM MID TERRACE HOUSE**
- **STYLISH & ELEGANT LOUNGE**
- **FABULOUS OPEN PLAN DINING KITCHEN & FAMILY ROOM**
- **UTILITY ROOM & DOWNSTAIRS SHOWER ROOM**
- **FAMILY BATHROOM & SEPARATE WC**
- **EXTENDED AND PRESENTED TO A HIGH STANDARD THOROUGHOUT**
- **LOCATED ON A PEDESTRIANISED STREET**
- **FRONT GARDEN WITH SEA VIEWS**
- **REAR PATIO YARD**
- **EPC RATING PENDING**

This fantastic, extended and beautifully presented, mid terrace house is perfectly located on a pedestrianised street with sea views. It boasts a wealth of modern features for contemporary living and is ideal for a family home.

This is a four bedroom property set over two floors. Ground floor: lounge, open plan dining kitchen & family room, utility room, downstairs shower room, bedroom four. First floor: three bedrooms, bathroom, separate WC. Externally: front garden, rear patio yard, covered car port.

The amazing condition, fabulous location and perfect family feel of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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VESTIBULE

Enter through period timber front door with decorative glazed inserts and surrounding leaded windows into vestibule. With ceiling cornices, picture rail, period stained glass internal window and Laura Ashley tiled flooring. Solid wood door with glazed panels leading to the entrance hallway.

ENTRANCE HALLWAY

With ceiling cornices, dado rail, under stairs storage area, single radiator and stripped wood flooring. There are stairs with spindles up to the first floor and solid wood doors with glazed panels to lounge and dining kitchen/family room.

LOUNGE

16'10" x 12'9"

(measurements into bay and recess)

The lounge is elegant and front facing with UPVC double glazed walk in bay window with leaded panes providing sea views and bespoke built in units incorporating wall mounted TV point. There is feature glass tiling to one wall, stripped wood flooring, double radiator and single radiator.



OPEN PLAN DINING KITCHEN & FAMILY ROOM

20'9" x 15'2" & 14'10" x 9'0"

Fabulous, open plan and contemporary dining kitchen and family room which easily accommodates an eight seater dining table as well as a lounge area. Benefiting from a good range of designer wall, base and drawer units including pull out larder units and full length cupboard with granite worktops incorporating double Belfast sink, mixer taps and tiled splashbacks. Space for gas range cooker, American style fridge freezer and dishwasher. There are two stunning exposed beams reclaimed from the river Tyne, feature fireplace with wood surround, exposed brick recess, slate tiling and tiled hearth. With UPVC double glazed window, wall mounted TV point, stripped wood flooring, three double radiators and UPVC double glazed French doors with leaded panes leading to the rear patio yard. Further double glazed bi-folding doors also lead to the patio yard and solid wood door with glazed panels to the utility room.

UTILITY ROOM

16'2" x 8'9"

(measurement includes downstairs shower room)

Good sized utility room complete with full length built in cupboard, solid wood worktop, space and plumbing for washing machine and tumble dryer, partially tiled walls and Laura Ashley tiled flooring. There are two UPVC double glazed windows, two Velux windows, double radiator and UPVC double glazed French doors leading to the rear patio yard. Doors to downstairs shower room and bedroom four.

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DOWNSTAIRS SHOWER ROOM

Stylish and contemporary downstairs shower room benefiting from walk in shower enclosure with rainfall shower and additional shower attachment, wall mounted wash basin and integrated WC. There are partially tiled walls, built in shelving unit, chrome towel warmer and Laura Ashley tiled flooring.

BEDROOM FOUR

16'4" x 10'10"

Bedroom four is bright, rear facing and located on the ground floor. There are four Velux windows, UPVC double glazed window and double radiator.

LANDING

With ceiling cornices, picture rail, single radiator and access to fully boarded loft with 9/10ft head space and two velux windows. Doors to bedrooms, bathroom and separate WC.

BEDROOM ONE

14'0" x 10'6"

(measurement not including wardrobes)
Bedroom one is stylish and front facing with ceiling cornices, picture rail and UPVC double glazed window incorporating leaded panes and providing elevated partial sea views.

There are floor to ceiling built in wardrobes to both recesses and a double radiator.

BEDROOM TWO

14'2" x 11'5"

(measurement includes wardrobe)

Bedroom two is charming and rear facing with UPVC double glazed window with leaded panes, floor to ceiling built in wardrobes to both recesses and single radiator.

BEDROOM THREE

9'2" x 8'11"

Bedroom three is front facing with ceiling coving, UPVC double glazed leaded window and single radiator.



BATHROOM

10'7" x 6'7"

(measurement into shower enclosure)
Beautiful bathroom benefiting from roll top bath with central mixer taps, telephone shower attachment and clawed feet, walk in shower enclosure with rainfall shower and additional shower attachment and pedestal wash basin. There are fully tiled walls with built in shelving and feature mirrored sections including spotlights, chrome towel warmer and UPVC double glazed obscured leaded window.

SEPARATE WC

With low level WC, partially tiled walls, tiled flooring and UPVC double glazed obscured window.

FRONT GARDEN

The lovely front garden is laid to lawn with sea views, mature shrubs and borders. The boundary is marked by a low wall.

REAR PATIO YARD

Impressive rear patio yard with artificial grass, pebbled border and a seating and entertaining area. The boundary is marked by a fence with door to the covered car port.

COVERED CAR PORT

17'6" x 9'0"

Complete with electric roll top garage door to rear lane.

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