



Trading Places



3 Evesham Avenue , Whitley Bay, NE26 1QR

SEMI DETACHED FAMILY HOME** THREE BEDROOMS** TWO RECEPTION ROOMS**EXTENDED TO REAR**OPEN DINING KITCHEN** MASTER WITH DRESSING ROOM AND EN-SUITE**STYLISH BATHROOM/WC**SOUTHERLY REAR GARDENCLOSE TO SEA FRONT***

Trading Places are delighted to bring to the market for sale this larger style previously purpose built four bedroom semi detached family home. Located close to Whitley Bay sea front on the popular street of Evesham Avenue. The property has been very well modernised throughout by the current owners and blends a modern contemporary and traditional style, immaculately presented throughout and offering spacious accommodation over two floors. The property benefits from a beautiful stylish breakfasting kitchen leading into a large, light and airy open conservatory to the rear making this the real heart of this beautiful family home. Situated close to local shopping facilities, amenities and in catchment for popular local schools as well as having easy access to transport links for commuting into

Offers In The Region Of £415,000

3 Evesham Avenue , Whitley Bay, NE26 1QR



- Spacious Semi Detached Home
- Two Reception Rooms
- Contemporary Style Bathroom
- Double Drive Parking to Front
- Three Double Bedrooms
- Large Breakfasting Kitchen
- Rear Garden, Patio Area
- Dressing Room & En-Suite
- Open Through to Conservatory
- Seated Decked Area

Entrance hallway

Wood panelled door, three double glazed windows to the side, dado rail, radiator, oak wood flooring, stairs to first floor and doors off to

Cloaks wc

Low level wc, wash hand basin, radiator, dado rail, half wood panelled walls, extractor fan and spot lights to ceiling.

Lounge

18'1" x 14'4" (5.51 x 4.37)

Double glazed bay window to the front, chimney breast and alcoves, feature wood fireplace with tiled insert and hearth and cast open grate fire, ceiling rose, coving to ceiling, picture rail, radiator and television point.

Rear Sitting room

13'8" x 12'6" (4.17 x 3.81)

Double glazed french doors to the rear, chimney breast and alcoves with feature wood fireplace with tiled sides and hearth and open cast grate, under stairs storage cupboard, radiator, coving to ceiling, picture rail and television point.

Breakfasting Kitchen

25'11" x 9'1" full length (7.90 x 2.77 full length)

Fitted with a range of cream wood style cabinets with under lighting, solid woodblock work surfaces, integrated one and a half ceramic sink and drainer, double glazed window to the side, integrated washing machine, dish washer and fridge freezer, glass splash back, space for range with extractor canopy above, plinth lighting, panelled radiator, tiled flooring, breakfast bar and television point.

Conservatory area

11'3" x 10'5" (3.43 x 3.18)

Open from kitchen area, half walled with double glazed windows to rear and sides, double glazed french doors to the rear, tiled flooring and radiator.

First floor landing

Via return spindled staircase, picture light, built in storage cupboard, access to roof space with two double glazed Velux windows and part boarded and doors off to

Master Bedroom

15'7" x 11'10" (4.75 x 3.61)

Two double glazed windows to the front, chimney breast and alcoves with feature fireplace with tiled sides and hearth, coving to ceiling, picture rail, radiator, wood flooring and doorway to

Dressing room

Double glazed window to the front, wood flooring and doorway to

En-suite

Three piece suite comprising of: walk in double shower cubicle with plumbed shower, enclosed cistern wc, wash hand basin, heated towel rail, tiled flooring, tiled walls and extractor fan.

Bedroom Two

9'11" x 9'8" (3.02 x 2.95)

Double glazed window to the rear, cast fire surround with tiled sides, picture rail, radiator and wood flooring.

Bedroom Three

9'5" x 9'6" (2.87 x 2.90)

Double glazed window to the rear, radiator and picture rail.

Bathroom/w.c

Three piece white contemporary suite comprising of:- panelled shower bath with plumbed rain shower and glass screen, enclosed cistern wc, wash hand basin, two double glazed frosted windows to the rear, heated towel rail, tiled flooring, tiled walls, extractor fan and spot lights to ceiling.

External

Rear garden area: Decked patio seating area to one corner with power and external lighting, paved patio areas to rear, storage shed to rear corner with power and electricity, gate to side to front access.

Front area: - Double drive providing off street parking.



Directions



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

