









# 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 ENSUITE\*\*STYLISH BATHROOM/WC\*\*SOUTHERLY REAR GARDEN\*\*\*CLOSE 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 h but now a three bedroom previously a 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

## 3 Evesham Avenue , Whitley Bay, NE26 1QR







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

Wood panelled door, three double glazed windows to the 11'3" x 10'5" (3.43 x 3.18) floor and doors off to

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

## Lounge

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

Double glazed bay window to the front, chimney breast 15'7" x 11'10" (4.75 x 3.61) and alcoves, feature wood fireplace with tiled insert and Two double glazed windows to the front, chimney breast Front area: - Double drive providing off street parking. 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 doorway to 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

side, dado rail, radiator, oak wood flooring, stairs to firs Open from kitchen area, half walled with double glazed panelled shower bath with plumbed rain shower and 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 External glazed Velux windows and part boarded and doors off to Rear garden area: Decked patio seating area to one

### Master Bedroom

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

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

## 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

Three piece white contemporary suite comprising of:windows to rear and sides, double glazed french doors toglass 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.

corner with power and external lighting, paved patio areas to rear, storage shed to rear corner with power and



Directions









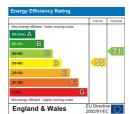


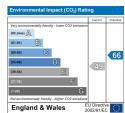






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