



**SIGNATURE**  
NORTH EAST

THE LARGEST NORTH EAST HYBRID ESTATE AGENCY  
WITH HIGH-END BRANCHES

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SELLING & LETTING ACROSS THE REGION

## Holywell Avenue, Whitley Bay

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Situated within a highly sought after area of Whitley Bay, is this outstanding, six bedroom semi-detached house. This elegant freehold home operates within council tax band F, boasting undeniable charm and beautiful features alike, this enviably spacious accommodation offers exclusive rooms and modern presentation throughout representing an ideal opportunity for those seeking to acquire a wonderful family home within this lovely area.

The accommodation begins with an entrance lobby leading to a spacious vestibule, which provides access through to each of the principal rooms of the ground floor and to the first floor landing via a carpeted staircase. The ground floor briefly comprises of a stunning living room with a feature fireplace, period ceiling detail and an attractive bay window, a splendid modern open plan dining kitchen, showcasing beautiful granite worktops and an array of high quality fitted wall, base and drawer units. The ground floor also features a relaxing lounge complemented by great circulation of space, as well as a utility room and a fitted cupboard providing ample storage space. The first floor offers an enviable grand master bedroom exuding grandeur benefiting from a en-suite, two additional double bedrooms and a very attractive four piece family bathroom with Devi underfloor heating. The second floor features three additional double bedrooms, all complemented by warm flows of natural light, and a shower room.

Externally, the property showcases a brick paved front garden, allowing access to the main entrance of the property, providing ample off street parking. To the rear there is a well maintained large garden with a high raised decked patio area, providing ample outdoors space.

Whitley Bay is a sought after and popular residential area idyllically positioned close to the beautiful North East coastline. It has access to major road links as well as highly regarded schooling at all levels. The centre of Whitley

**Asking price £649,950**

**EPC Rating E**





<b>PORCH</b>	<b>12'11 x 2'8</b>
<b>HALL</b>	<b>18'6 x 12'9</b>
<b>LIVING ROOM</b>	<b>17'1 x 13'5</b>
<b>LOUNGE</b>	<b>15'11 x 12'9</b>
<b>DINING KITCHEN</b>	<b>21'0 x 11'10</b>
<b>UTILITY ROOM</b>	<b>14'6 x 7'0</b>
<b>GARAGE</b>	
<b>FIRST FLOOR LANDING</b>	<b>13'4 x 8'5</b>
<b>MASTER BEDROOM</b>	<b>15'11 x 12'8</b>
<b>EN-SUITE</b>	<b>11'10 x 9'7</b>
<b>BEDROOM TWO</b>	<b>13'6 x 13'5</b>
<b>BEDROOM THREE</b>	<b>11'5 x 9'8</b>
<b>BATHROOM</b>	<b>11'7 x 10'11</b>
<b>BEDROOM FOUR</b>	<b>23'9 x 11'4</b>
<b>BEDROOM FIVE</b>	<b>12'8 x 11'4</b>
<b>BEDROOM SIX</b>	<b>11'7 x 11'4</b>
<b>SHOWER ROOM</b>	<b>8'8 x 6'9</b>

HOLYWELL AVENUE, WHITLEY BAY

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2017



ESTATE AGENTS



FINANCE



PROPERTY MANAGEMENT



LAW

# SIGNATURE

NORTH EAST



NO.1 AGENT IN THE NORTH EAST ON SOCIAL MEDIA & 2ND IN THE UK

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