



# Holly Avenue, Whitley Bay

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Situated in a popular residential area of Whitley Bay is this beautiful, five bedroom detached family home. Built circa 1910, this attractive property has been designed to a high standard, showcasing both modern and period features, creating character living throughout. Maintained and refurbished to showcase its charm, the properties loft has been converted to expand its living space, offering an additional two rooms to the accommodation, giving the potential purchaser three storeys of excellent living. The freehold property also benefits from cavity wall insulation and double glazing.

The property begins in a beautiful reception hallway, providing a warm greeting point to the accommodation, as well as allowing access to the principal rooms of the ground floor and to the first floor via a grand return staircase. The ground floor is comprised of a spacious living room, offering a large bay window with stained glass detail, as well as a feature fireplace. There is a generous second reception room with a shower room, providing scope to be used as a bedroom with en-suite if required. The ground floor also offers a fantastic dining kitchen, showcasing a high quality range of units and work surfaces, a separate utility room and downstairs WC.

To the first floor of the property there is a generous master bedroom with a large bay window to the front, three additional well presented bedrooms and a well appointed family bathroom.

To the second floor of the property there is a versatile bedroom which is currently used as an entertainment room. There is also a separate study.

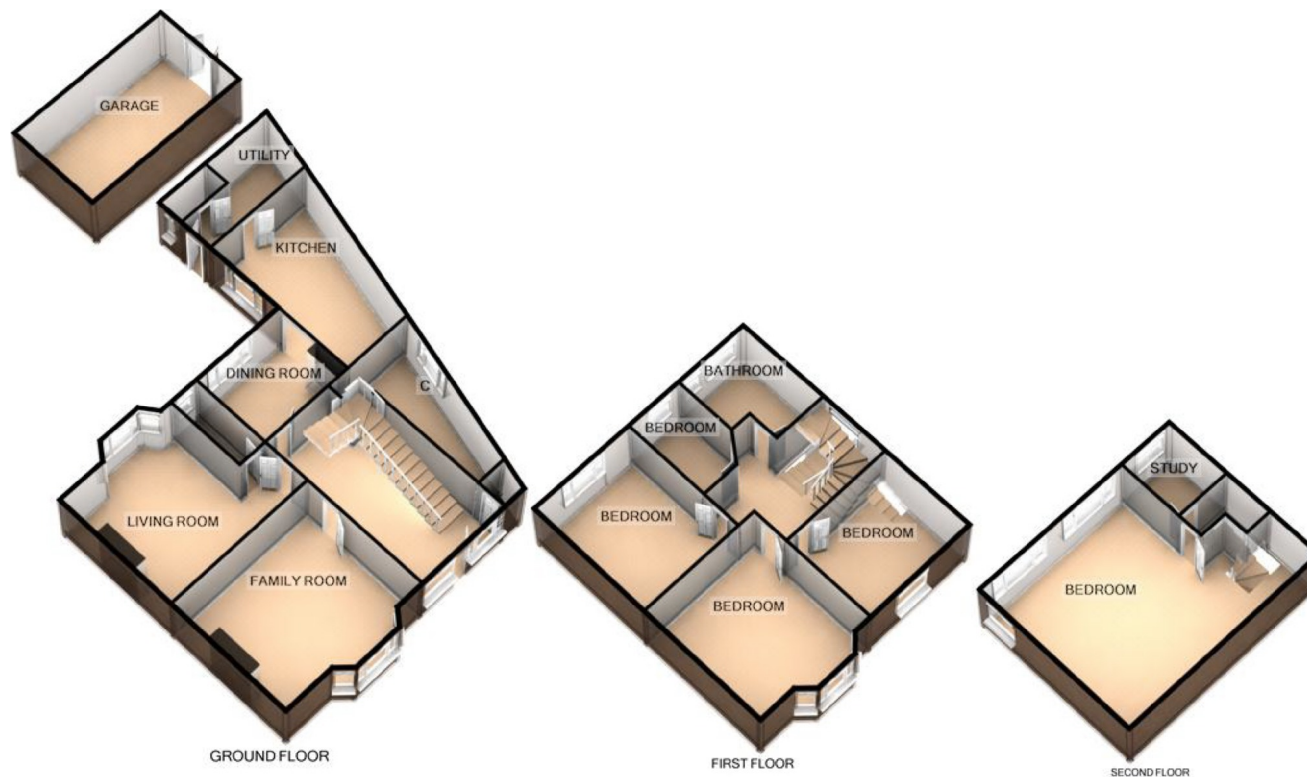
Externally the property offers a low maintenance, paved front garden with wrought iron gate access and high hedged borders providing privacy. To the rear there is an attractive garden laid mainly to lawn with paved sitting areas. There is also a detached garage, providing fantastic storage space.

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 Bay offers a wide range of shops, cafés, restaurants and entertainments.

**Asking price £395,000**

**EPC Rating E**





<b>FAMILY ROOM</b>	<b>17'1 X 14'4</b>
<b>LIVING ROOM</b>	<b>17'0 X 14'4</b>
<b>SHOWER ROOM</b>	<b>8'11 X 3'3</b>
<b>KITCHEN</b>	<b>17'10 X 16'9</b>
<b>DINING ROOM</b>	<b>10'11 X 8'11</b>
<b>UTILITY ROOM</b>	<b>14'5 X 7'1</b>
<b>WC</b>	<b>4'9 X 2'10</b>
<b>BEDROOM ONE</b>	<b>14'6 X 13'2</b>
<b>BEDROOM TWO</b>	<b>14'7 X 11'10</b>
<b>BEDROOM THREE</b>	<b>12'8 X 10'5</b>
<b>BEDROOM FOUR</b>	<b>10'10 X 6'4</b>
<b>BATHROOM</b>	<b>10'4 X 8'1</b>
<b>BEDROOM FIVE</b>	<b>24'0 X 19'0</b>
<b>STUDY</b>	<b>7'5 X 6'2</b>
<b>GARAGE</b>	<b>19'3 X 9'10</b>

HOLLY 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  
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ESTATE AGENTS



FINANCE



PROPERTY MANAGEMENT



LAW

# SIGNATURE

NORTH EAST



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

## CONTACT US

Whitley Bay - 0191 251 3344  
Tynemouth - 0191 296 6689  
Whickham - 0191 432 5102  
Jesmond - 0191 281 1037  
Newcastle - 0191 640 2284  
Ponteland - 01661 820 082

Gosforth - 0191 640 3523  
Wallsend - 0191 432 4151  
Heaton - 0191 432 4275  
Cramlington - 01670 897 213  
Morpeth - 01670 897 155  
Forest Hall - 0191 2669 966

Gateshead - 0191 432 4294  
Killingworth - 0191 640 3602  
Durham - 0191 303 8252  
Sunderland - 0191 543 6390  
Bedlington - 01670 897 314  
Ryton - 0191 4139 845