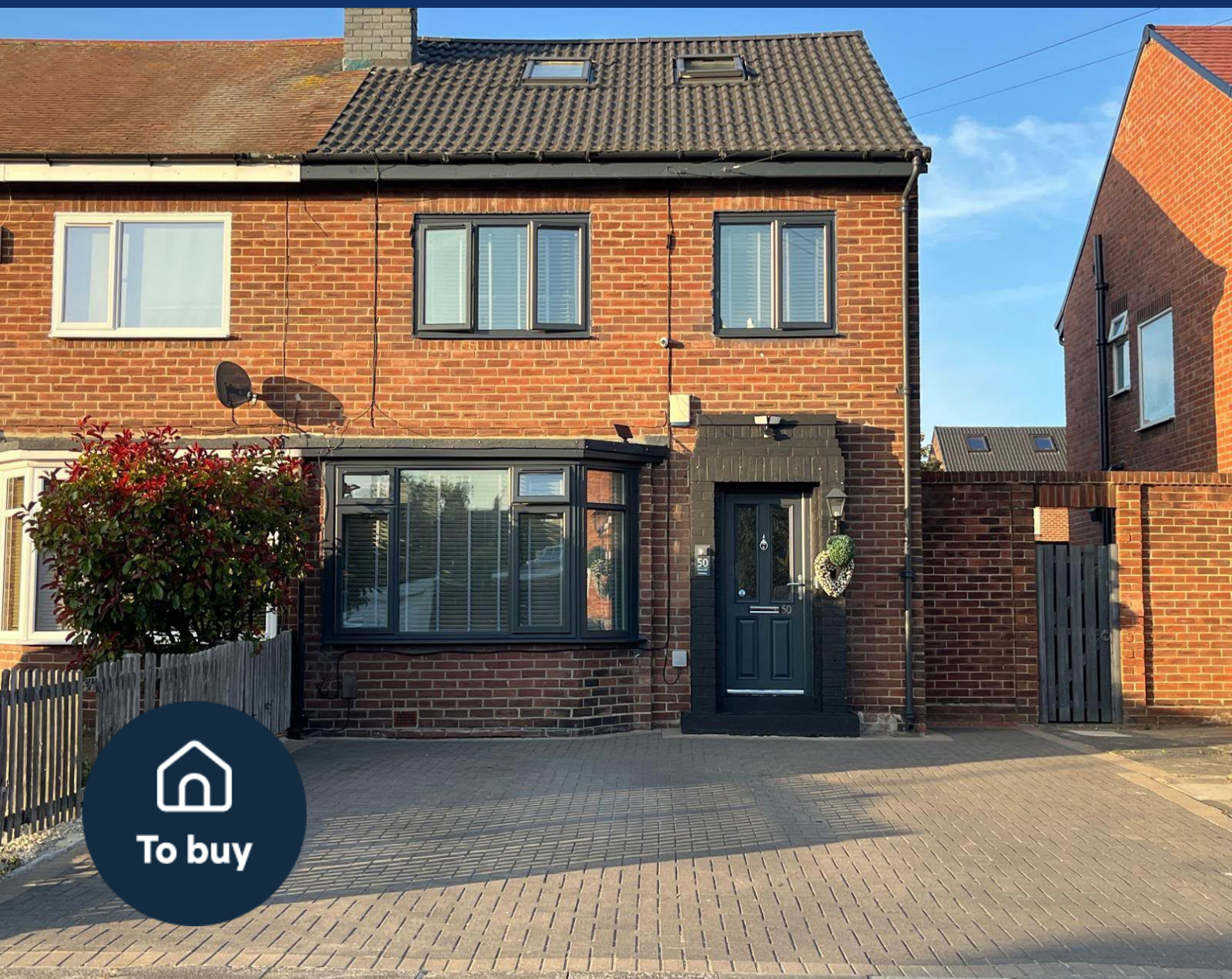




### 3 bed semi-detached house to buy in NE25

Churchill Avenue, Whitley Bay, Tyne and Wear, NE25 8XP

# £320,000

 x 3  x 1  x 2

Tenure

**Freehold**

### Property features

- ✓ Stunning Three Bedroom Semi
- ✓ Sought After Area
- ✓ Brand New Boiler Fitted
- ✓ Off street parking
- ✓ EPC Rating C

Driveway parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Louise Tully  
Branch Manager  
Whitley Bay (Coastal Team)

0191 2531301  
[whitley.bay@pattinson.co.uk](mailto:whitley.bay@pattinson.co.uk)

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Immaculately Presented Three-Bedroom Semi-Detached Home located on the ever-popular location, this beautifully presented three-bedroom semi-detached property offers an excellent opportunity for buyers looking for a home that is ready to move straight into. The property benefits from a brand new boiler.

The property benefits from excellent school catchments and generous off-street parking for multiple vehicles via the private driveway. Internally, the accommodation is immaculate throughout, with a welcoming layout designed for modern family living.

A particular highlight is the open-plan kitchen/diner, creating a fantastic sociable space for both everyday life and entertaining. To the rear, the property boasts a stunning tiled garden, providing a low-maintenance yet stylish outdoor space. The versatile summerhouse, complete with electricity, offers a range of potential uses, whether as a home office, hobby room, gym or additional entertaining space.

With its desirable location, excellent presentation, versatile outdoor accommodation and superb parking provision, this is a fantastic home that is sure to appeal to a wide range of buyers.

Council Tax Band: A

Tenure: Freehold

Price: £320,000

Property Type: Semi-detached house

Parking: Driveway

Listed property: No

Conservation area: No

Heating: Gas

Water meter: No

## Hallway

Spacious hallway with wood flooring, radiator



## Lounge

3.60m x 5.00m (11'9" x 16'4")

Bright lounge to the front of the property with double glazed bay window, wood flooring, wall mounted feature fire, radiator, doors to the dining area.



## Kitchen Diner

5.40m x 3.40m (17'8" x 11'1")

White wall and floor units, tiled floor, radiator, doors to the rear garden, double glazed window.



## Landing

Double glazed window



## Bedroom 1

3.80m x 2.50m (12'5" x 8'2")

Double bedroom to the front of the property with fitted wardrobes, tiled floor, double glazed window, radiator,



## Bedroom 2

3.20m x 3.10m (10'5" x 10'2")

Double bedroom to the rear of the property with double glazed window, radiator.



## Bedroom 3

5.00m x 4.30m (16'4" x 14'1")

Double bedroom to the second floor, two velux windows, two radiators, tiled floor.



## Bathroom

White suite, wash hand basin with storage, two double glazed windows, heated towel rail, tiled floor.

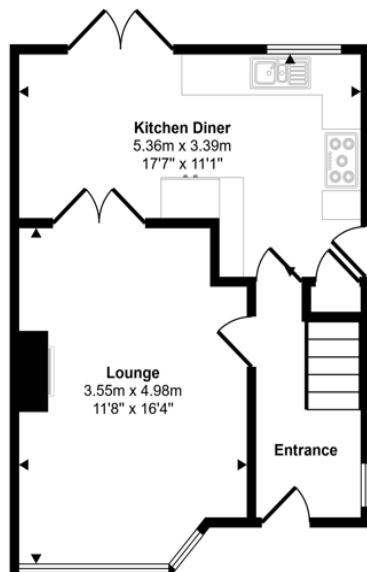


## Rear Garden

Private rear garden, with patio area and summerhouse.

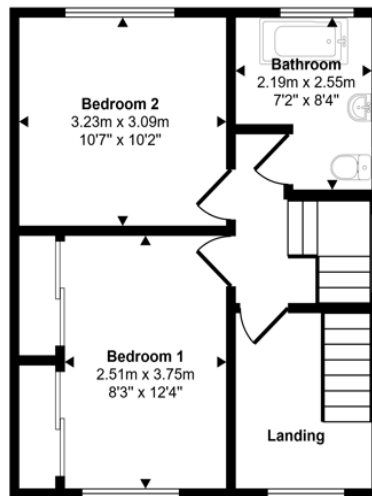


Approx Gross Internal Area  
106 sq m / 1140 sq ft

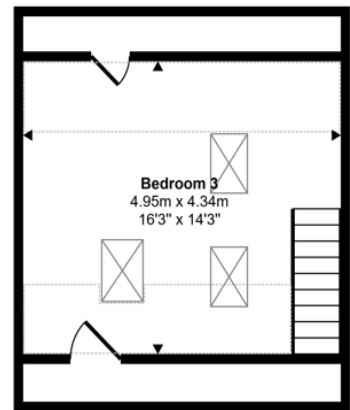


Ground Floor  
Approx 39 sq m / 417 sq ft

Denotes head height below 1.5m



First Floor  
Approx 39 sq m / 418 sq ft



Second Floor  
Approx 28 sq m / 305 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 85                      |
| (69-80) <b>C</b>                            | 71      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Churchill Avenue, Whitley Bay, Tyne and Wear, NE25 8XP

Contact your local branch today for more information on this property:

**189A Park View, Whitley Bay, Tyne & Wear, NE26 3RD, Tel: 0191 2531301, [whitley.bay@pattinson.co.uk](mailto:whitley.bay@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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