



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

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

**£300,000** Offer Over

 x3  x1  x1

Tenure  
**Freehold**

### Property features

- ✓ Three Bedroom Semi Detached
- ✓ Well Presented Throughout
- ✓ Sought After Location
- ✓ Amazing Rear Garden
- ✓ EPC Rating D

Garage parking

Garden

## Key Information

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

## Description

Pattinson are delighted to present this charming, three-bedroom, semi-detached house for residential sale in the much-desired location of Whitley Bay with its great location in the prestigious Whitley Bay area, this property is a wonderful family home, in the vicinity you can benefit from a range of local amenities including shops, excellent schools, and it's just a short stroll to the beautiful beach and seafront.

Upon entering this property, you are greeted by a generous, welcoming, reception area which paves the way to the rest of this delightful home, spacious living room radiates a warm and relaxed ambiance, dining room, fully fitted kitchen with a range of wall and floor units, access to the amazing rear garden, half landing, wc, first floor landing, bedroom 1 double to the rear of the property with fitted wardrobes and open view, bedroom 2 double to the rear of the property with fitted wardrobes, bedroom 3 medium to the front of the property, bathroom with white suite and shower. Externally there is front garden, garage, amazing rear garden with lawn and borders, decked patio area. Viewings are highly encouraged to appreciate the potential this property holds, promising a blend of comfort, convenience, and captivating appeal.th This home is waiting to be transformed with a personalised touch. Truly a unique opportunity, not to be missed.

Council Tax Band: A

Tenure: Freehold

Price: Offer Over £300,000

Property Type: Semi-detached house

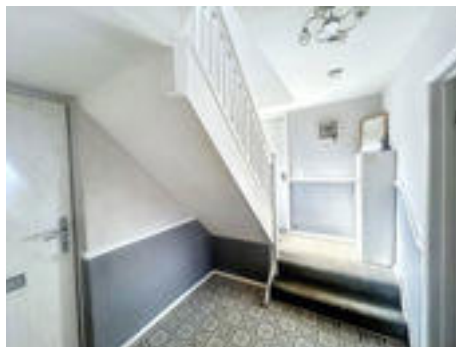
USPs: Garden

Parking: Garage

Heating: Gas

## Hallway

Spacious hallway with radiator, half landing to the wc



## Lounge

5.30m x 3.80m (17'4" x 12'5")

Bright spacious lounge with two double glazed window, radiator, feature fireplace with log burner.



## Dining Room

3.50m x 3.10m (11'5" x 10'2")

Good sized dining room with large double glazed window, radiator, open to the kitchen.



## Kitchen

3.70m x 2.50m (12'1" x 8'2")

Fully fitted with a range of units, double glazed window,



## Landing

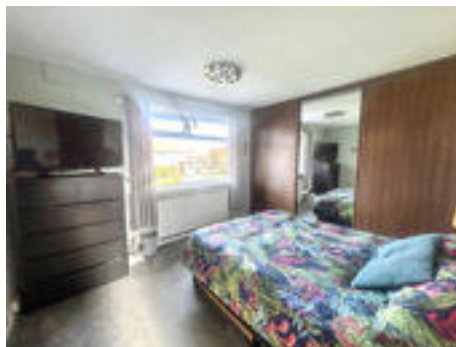
With double glazed window and storage cupboard.



## Bedroom 1

3.50m x 3.30m (11'5" x 10'9")

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



## View From Bedroom 1



## Bedroom 2

3.30m x 2.60m (10'9" x 8'6")

Double bedroom to the rear of the property with fitted wardrobes, two double glazed windows, radiator,



## Bathroom

2.00m x 1.60m (6'6" x 5'2")

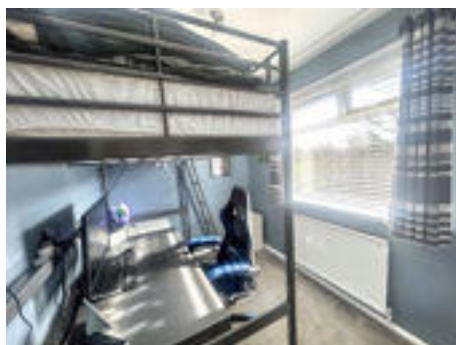
White suite, bath with shower over, two double glazed windows, wash hand basin, wc, part tiled walls, heated towel rail.



## Bedroom 3

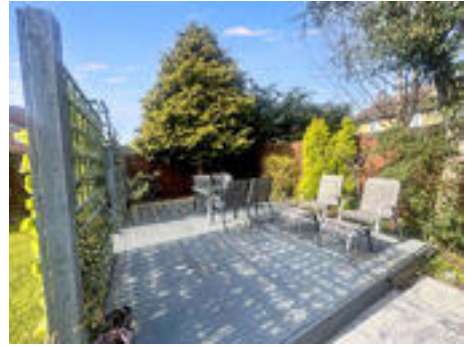
3.20m x 2.00m (10'5" x 6'6")

Medium sized bedroom to the front of the property with double glazed window, radiator.



## Patio Area

Sunny decked patio area with shrubs



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## Garden

Lawn and borders



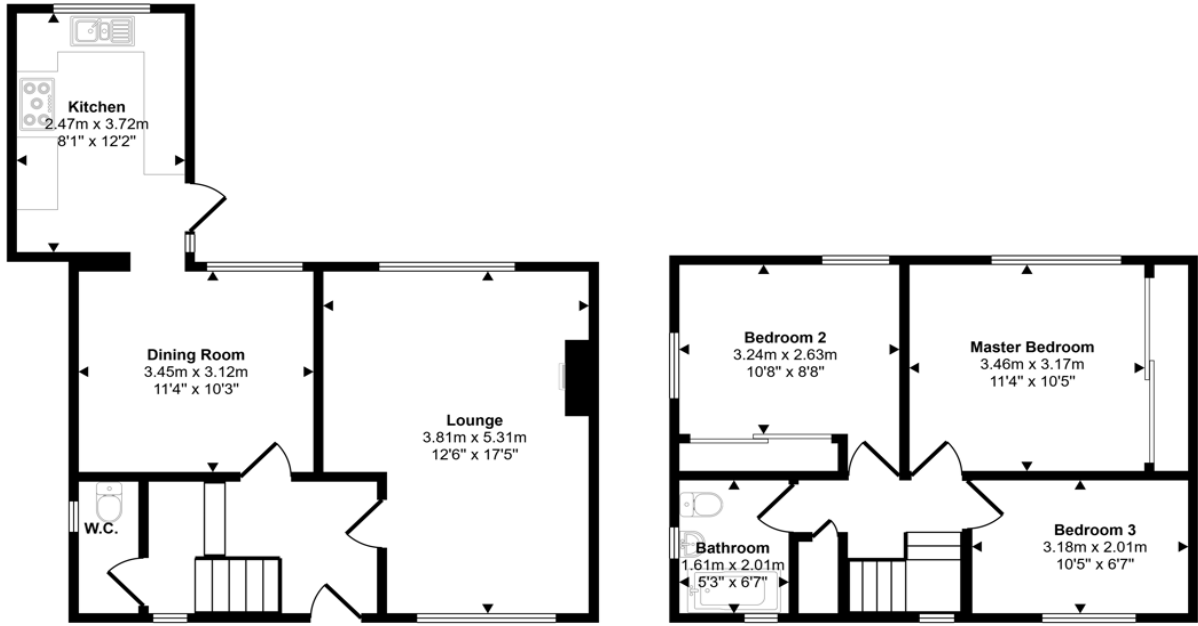
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## Rear

Decked area.



Approx Gross Internal Area  
89 sq m / 960 sq ft



Ground Floor  
Approx 49 sq m / 528 sq ft

First Floor  
Approx 40 sq m / 433 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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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