



Trading Places



40 Priory Avenue , Whitley Bay, NE25 8RU

****SEMI DETACHED FAMILY HOME**THREE BEDROOMS**SPACIOUS REAR GARDEN**LOUNGE AND DINING KITCHEN**DOWNSTAIRS BATHROOM AND WC**CLOSE TO POPULAR SCHOOLS AND METRO LINKS****

Trading Places welcome to the market for sale this three bedroom semi detached house, situated on a popular street of Whitley Bay on Priory Avenue. Conveniently close to popular schools, amenities and shopping facilities as well as only a short distance away from Whitley Bay town centre. The property has easy access to Metro links and bus services for commuting into Newcastle and other Coastal towns. The property benefits from double glazing, gas central heating and briefly comprises of: Entrance lobby, spacious lounge, fitted kitchen with built in appliances, bathroom and separate WC. To the first floor there are three good size bedrooms and a spacious landing. Externally there are front and rear gardens. Viewings are by appointment and can be arranged through our branch on 0191-2511189. EPC Rating C. Freehold.

Offers In The Region Of £177,500

40 Priory Avenue , Whitley Bay, NE25 8RU



- SEMI DETACHED HOUSE
- FITTED MODERN KITCHEN
- IN CATCHMENT FOR POPULAR SCHOOLS
- NO UPPER CHAIN
- THREE BEDROOMS
- BATHROOM AND SEPARATE WC
- CLOSE TO TOWN CENTRE
- LOUNGE
- FRONT AND REAR GARDENS
- EAST ACCESS TO METRO LINKS

Entrance Hallway

Double glazed panel door, radiator, stairs to first floor,

Lounge

14'9" x 11'9" (4.50 x 3.60)

Two double glazed windows to front and side, chimney breast and alcoves with feature fireplace marble surround incorporating a living flame gas fire, radiator, television point and door to:

Kitchen

10'4" x 9'6" (3.16 x 2.91)

Fitted with a range of modern cream wall and base units with roll top work surfaces, built in electric oven gas hob with extractor over, tiled splash backs, two double glazed windows to the rear, plumbed for washing machine, single sink and drainer, radiator. wall mounted

boiler, door to rear lobby, door to

bathroom.

bathroom

White two piece suite comprising of paneled bath, with shower over, pedestal wash hand basin, double glazed frosted window to the side, part tiled walls, and radiator.

WC

low level WC, double glazed frosted window to the front, radiator and tiled walls,

Rear Hall

double glazed door to the rear, tiled flooring and radiator.

First Floor Landing

Double glazed window to the rear, return staircase, loft access and doors off to:

Bedroom one

11'11" x 15'3" (3.64 x 4.65)

Two double glazed windows to the front and side and radiator.

Bedroom Two

Double glazed window to the rear, built in storage cupboard and radiator.

Bedroom Three

6'3" x 10'2" (1.92 x 3.12)

Double glazed window to the front and radiator.

External

Front Garden: Fenced to front with gate, laid to lawn.

Rear Garden: Fenced to sides and rear with lawn and shrubs.



Directions



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 877 SQ.FT. (81.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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