



24 Uplands  
, Whitley Bay, NE25 9AG  
**£325,000**



**Trading Places**

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## 24 Uplands

, Whitley Bay, NE25 9AG

Trading Places are delighted to welcome to the market this well presented semi-detached home, ideally situated on Uplands, within one of Whitley Bay's most sought after residential areas.

Upon entering, you're greeted with a bright porch leading to the welcoming hallway with stairs to the first floor and access to a lovely front reception room and a fabulous living room to the rear which flows easily into a breakfasting kitchen. Upstairs, the first floor boasts three well appointed bedrooms and a modern family bathroom, providing comfortable and versatile living space for a variety of buyers. Externally, the property benefits from driveway parking to the front and a private rear garden.

This attractive home is perfectly placed to take advantage of all that Whitley Bay has to offer. Located within catchment and walking distance of highly regarded local schools, including Valley Gardens Middle School and Whitley Bay High School, and offering excellent transport links via bus services and the Metro, this location combines convenience with a strong sense of community. The nearby town centre, beautiful coastline, and vibrant amenities further enhance this fantastic opportunity.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer. Contact Trading Places on 0191 2511189 to arrange your viewing. Council Tax Band C. EPC Rating TBC.

### Porch

Entered via a double-glazed front door, the porch benefits from a ceiling light and leads through to the welcoming entrance hall via a timber door with decorative glazed panels.

### Hallway

Welcoming hallway with under stairs storage cupboard and additional storage cupboard by the door. Doors lead off to front dining room and open plan the rear living room.

### Dining Room

13'5" x 11'11" (4.10 x 3.65)

A spacious and inviting dining room featuring a large bay window that fills the room with natural light, while a fireplace provides an attractive focal point. The room is further complemented by a single radiator.

### Living Room

13'10" x 12'0" (4.22 x 3.66)

Situated to the rear of the property, the living room offers a cosy atmosphere. The room benefits from a double radiator, TV point, and useful built-in storage and shelving within the recesses. UPVC double-glazed doors open directly onto the rear garden, providing plenty of natural light and creating a warm, practical space ideal for relaxation and everyday family living. Door to the kitchen.





**Breakfasting Kitchen**

13'9" x 7'11" (4.20 x 2.42)

A stylish and well appointed kitchen fitted with a comprehensive range of wall, base and drawer units, complemented by contrasting work surfaces and matching upstands. The kitchen is equipped with a ceramic inset sink with drainer, integrated double oven and gas hob. while providing additional space for a fridge freezer and washing machine. A UPVC double glazed window enjoys a pleasant outlook over the private rear garden, and a door provides direct access outside. Further benefits include a double radiator and recessed ceiling spotlights.



**Landing**

Spacious first floor landing providing access to all three bedrooms and the family bathroom. A side facing window allows natural light, while access to the fully boarded loft is also available.



**Bedroom One**

11'1" x 11'0" (3.38 x 3.36)

A generous double bedroom situated to the front of the property, featuring a large uPVC double glazed window that provides plenty of natural light. Fitted wardrobes, picture rail and single radiator.



**Bedroom Two**

11'1" x 10'5" (3.39 x 3.20)

Double rear bedroom with a large uPVCV double glazed window to the rear. Picture rail and single radiator.



**Bedroom Three**

7'2" x 6'11" (2.20 x 2.11)

Single bedroom with a uPVC double glazed window and single radiator.

**Bathroom**

This modern fitted family bathroom is modern and functional. Panelled bath with shower mains and mixer taps, low level WC and pedestal wash basin. . Large chrome towel warmer and uPVC window with obscure glass offering an abundance of natural light. Tiled flooring and tiled walls.

**Front Gardens**

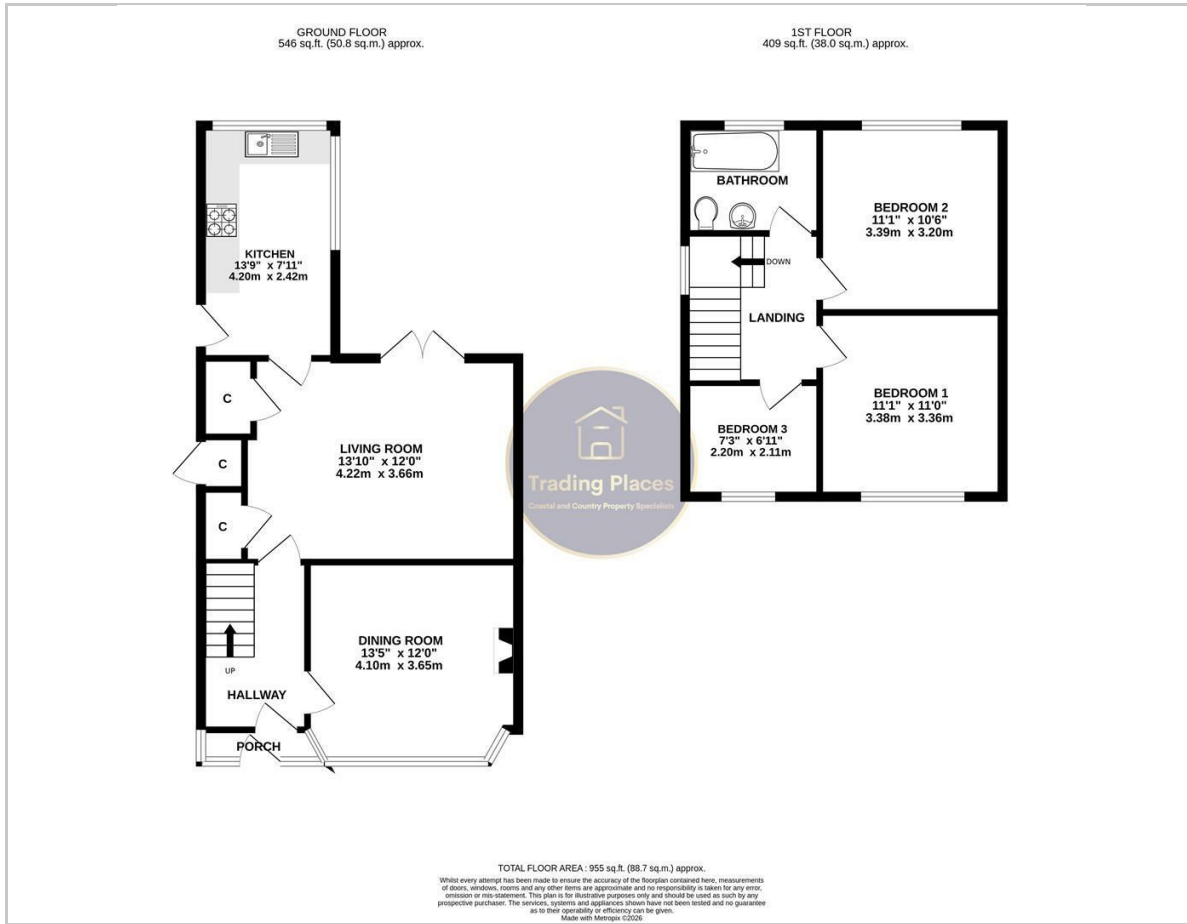
The property boasts off road parking via the driveway, and access to rear garden.

**Rear Gardens**

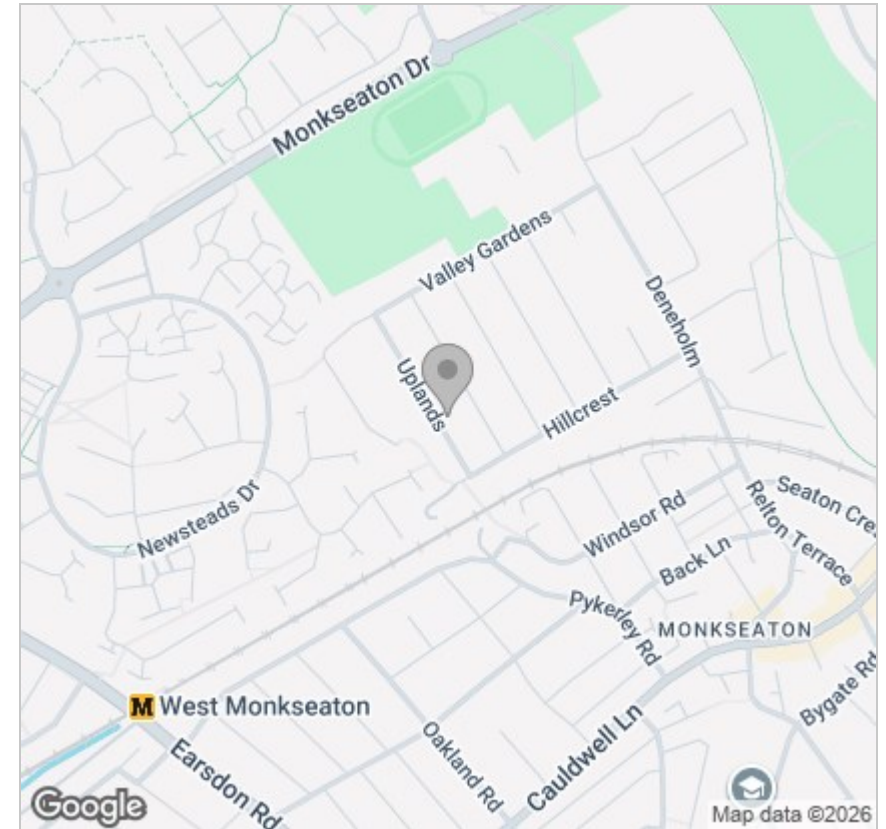
A private rear garden with a secure fenced boundary. Features both a lawn and patio area, ideal for outdoor dining and relaxing.



## Floor Plan



## Area Map

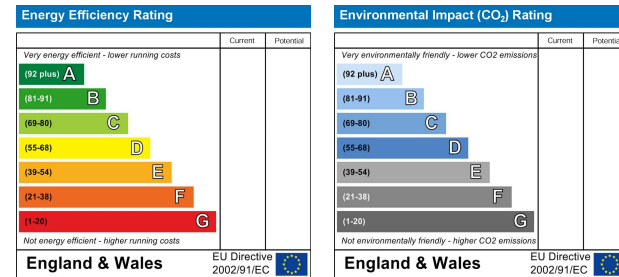


## Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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