

FOR
SALE

22 BEECH GROVE, WHITLEY BAY NE26 3PL
£675,000



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- MODERN KITCHEN DINER
- DOWNSTAIRS WC
- CONTEMPORARY BATHROOM WC & SHOWER ROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- BEAUTIFUL REAR GARDEN
- ATTACHED GARAGE
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
15'3 x 13'10

RECEPTION ROOM TWO
14'6 x 13'11

KITCHEN DINER
22'10 x 11'11

DOWNSTAIRS WC

LANDING

BEDROOM ONE
14'1 x 10'6

BEDROOM TWO
14'4 x 11'2

BEDROOM THREE
11'6 x 10'11

BEDROOM FOUR
10'3 x 8'2

BATHROOM WC
7'9x 4'9

SHOWER ROOM WC
7'10 x 4'2

GARAGE

FRONT GARDEN

REAR GARDEN

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This beautifully presented semi-detached home, built in 1923, is perfectly located within a highly sought-after residential area. Boasting a wealth of period features, including several stunning stained glass windows, it offers an ideal home for family living.

With over 1,800 square feet of accommodation across two floors, the property comprises a vestibule and grand entrance hallway with stairs to the first floor and doors to the reception rooms and kitchen diner. The spacious reception rooms both feature fireplaces, one a period fireplace with over-mantel, while the front reception room enjoys a large bay window with built-in window seat.

The impressive kitchen diner easily accommodates a family dining table and island. It features a comprehensive range of units with Quartz worktops and integrated appliances including eye-level oven and large combination microwave, hob, extractor hood, fridge freezer and dishwasher. Bi-folding doors open onto the rear garden, and there is also a downstairs WC.

The first-floor landing showcases another period stained glass window and provides access to the bedrooms, bathroom and shower room. All four bedrooms are doubles, two with fitted wardrobes. The family bathroom includes a bath, pedestal wash basin and WC, while the separate shower room features a walk-in rainfall shower, pedestal wash basin and WC.

Externally there is an attached garage, a front garden with driveway parking and EV charger, and a beautiful rear garden with lawn, mature shrubs, patio and seating area.

The generous size, superb layout and prime location make this an exciting opportunity that can only be fully appreciated by viewing.

Whitley Bay is a charming seaside town known for its seamless blend of heritage and modern living. The town centre offers boutique shopping, excellent schools and strong public transport links, while maintaining its vibrant coastal character.

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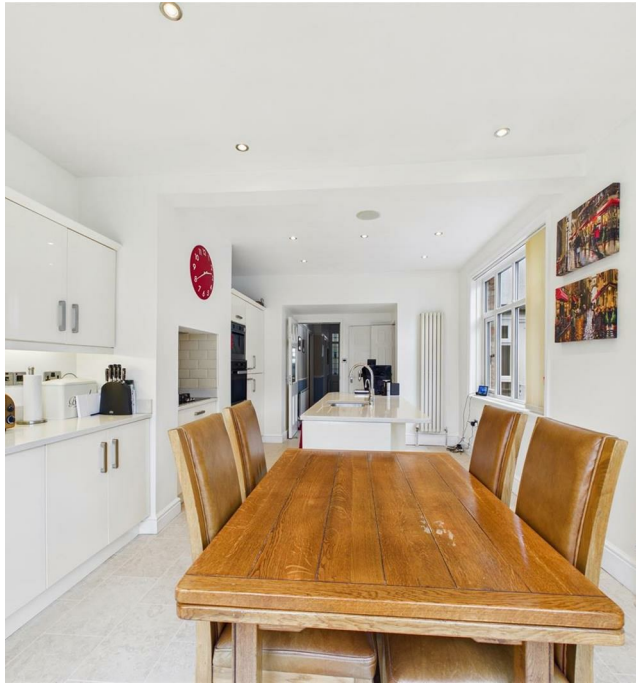
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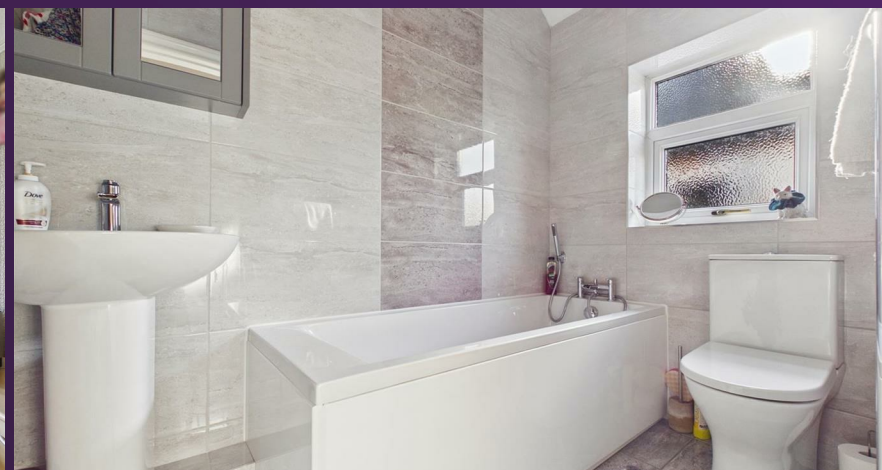
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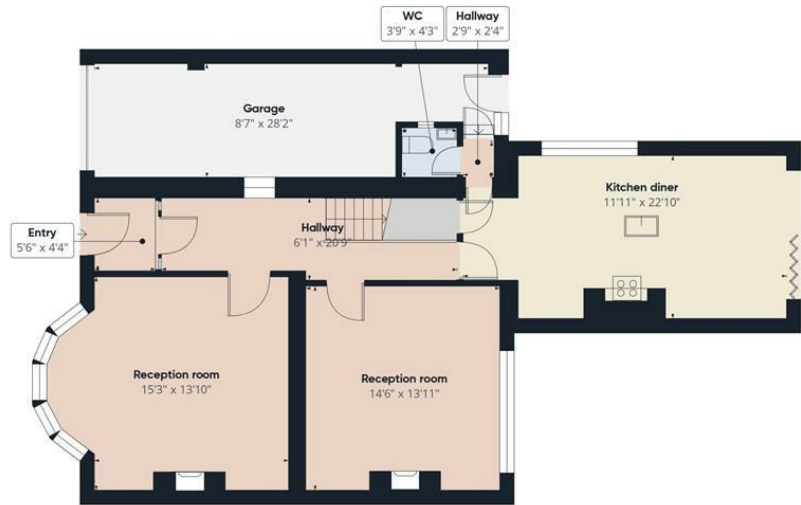


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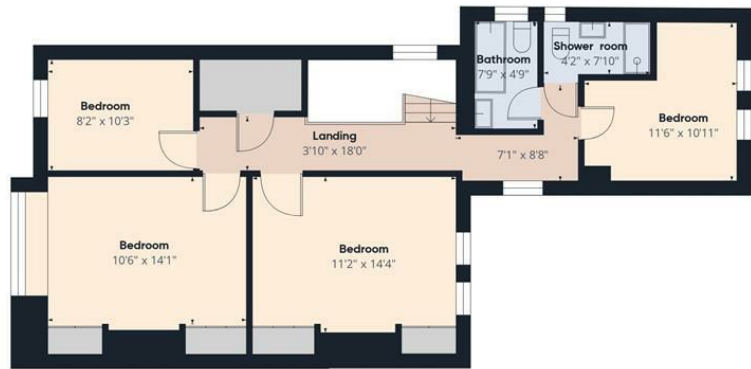
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Floor 0



Floor 1



Approximate total area⁽¹⁾
1844 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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