

FOR
SALE

25 QUEENS ROAD, WHITLEY BAY NE26 3AW
£695,000



5 BEDROOM HOUSE - SEMI-DETACHED

- FIVE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- CLASSIC KITCHEN DINER
- DOWNSTAIRS WC
- SHOWER ROOM & SEPARATE WC
- DETACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- NO UPPER CHAIN & EPC RATING PENDING

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VESTIBULE
ENTRANCE HALLWAY
RECEPTION ROOM
18'2 x 12'11
RECEPTION ROOM
22'8 x 12'11
KITCHEN DINER
22 x 10'10
DOWNSTAIRS WC

LANDING
BEDROOM
23 x 12'8
BEDROOM
18'1 x 12'11
BEDROOM
11'1 x 10'9
BEDROOM
11 x 8'6

SHOWER ROOM
7'6 x 5'11
SEPARATE WC
BEDROOM
16'2 x 12'11
GARAGE
17'8 x 9'2
FRONT GARDEN
REAR GARDEN

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An exceptional opportunity to acquire this characterful five-bedroom semi-detached home, set on one of the most sought-after streets in North Whitley Bay. Boasting generous proportions over three floors and offered with no upper chain, this impressive family home is rich in period charm and presents huge potential for further enhancement.

The property welcomes you via a vestibule into a grand entrance hallway, showcasing a period staircase and beautiful stained glass door with surrounding windows, setting the tone for the elegant features found throughout.

There are two spacious reception rooms: the front reception enjoys a bay window with period stained glass detailing, while the rear reception room benefits from a door opening directly onto the garden, creating an ideal space for both relaxing and entertaining.

A classic kitchen diner offers a range of units, space for appliances, and ample room for a dining table, with further doors leading out to the rear garden. A convenient downstairs WC completes the ground floor.

To the first floor, the landing is enhanced by an attractive period stained glass window and provides access to four bedrooms, three of which are doubles. There is also a shower room with walk-in shower and wash basin, along with a separate WC.

The second floor hosts a further spacious bedroom, offering flexibility for a variety of uses such as a principal suite, guest room, or home office.

Externally, the property benefits from a detached garage, a front garden laid to lawn, and a driveway providing off-street parking for up to two cars. To the rear, there is a substantial, west-facing garden, offering a high degree of privacy and seclusion, perfect for families and outdoor living.

This substantial home combines exceptional period features with generous living space, all within a fabulous location, making it an ideal purchase for families seeking a long-term home with character and potential.

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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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