



Haddington Road, Whitley Bay

Offers Over £580,000

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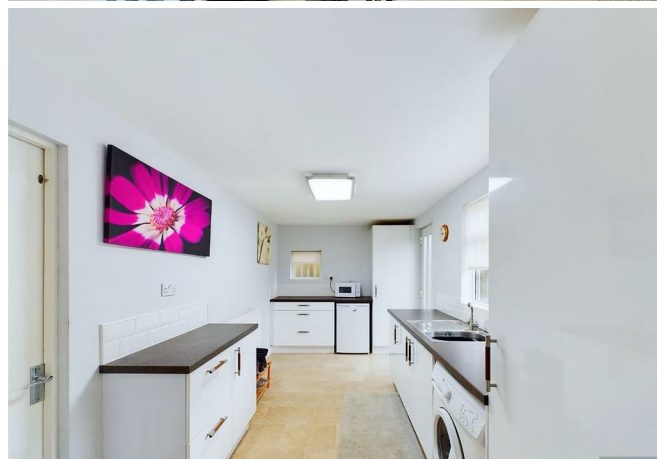
RICHARDSOS



# Haddington Road Whitley Bay, NE25 9UY

- No Upper Chain
- Vast Plot
- Close to Excellent Local Schools
- Four Double Bedrooms
- Sought After Location
- Potential for Extension
- Generous Family Home
- EPC D

Offers Over £580,000



Richardsons are excited to welcome to the market this Four Bedroom Detached property situated on Haddington Road on the popular Beaumont Park estate.

With four double bedrooms and generous living space the property offers spacious family accommodation with potential for further extension. This vast plot offers garden to front and rear with a substantial driveway leading to the integrated double garage with electric doors.

It also has the added benefits of a chimney, which is not standard to this style of property, providing the opportunity to have wood burning fireplace.

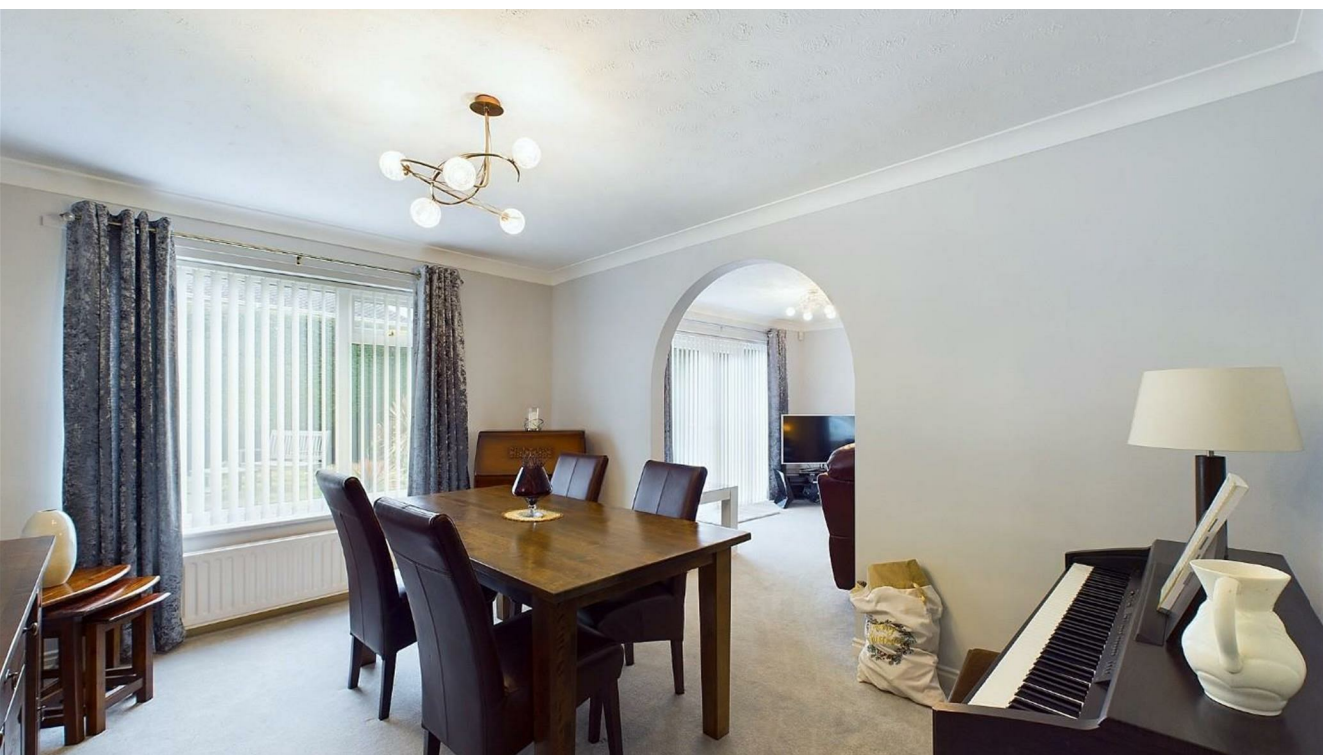
In a fantastic location, that provides easy access to excellent local schools, within easy reach of local shops and the Seafront.



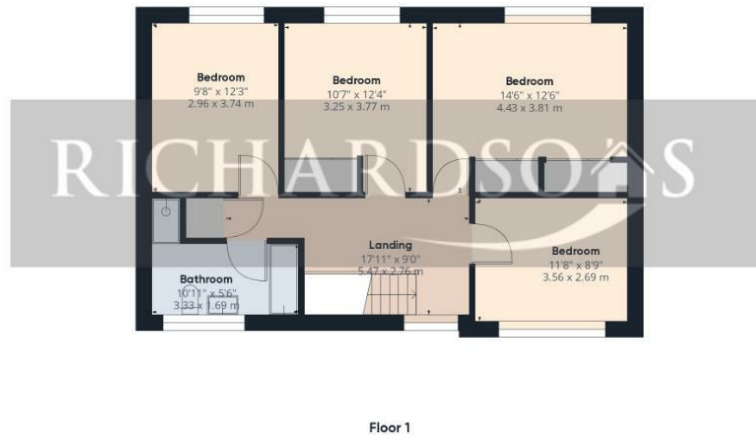
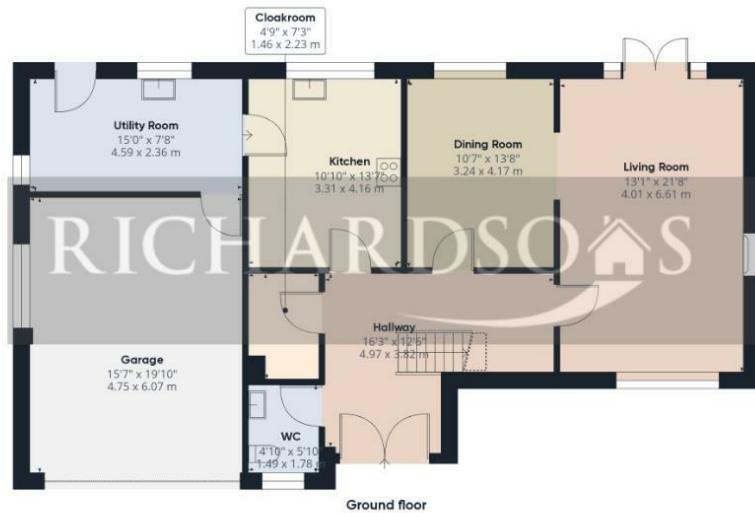
### Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

|                    |                              |
|--------------------|------------------------------|
| <b>Kitchen</b>     | 10'10" x 13'7" (3.31 x 4.16) |
| <b>Dining Room</b> | 10'7" x 13'8" (3.24 x 4.17)  |
| <b>Living Room</b> | 13'1" x 21'8" (4.01 x 6.61)  |
| <b>Bedroom</b>     | 9'8" x 12'3" (2.96 x 3.74)   |
| <b>Bedroom</b>     | 10'7" x 12'4" (3.25 x 3.77)  |
| <b>Bedroom</b>     | 14'6" x 12'5" (4.43 x 3.81)  |
| <b>Bedroom</b>     | 11'8" x 8'9" (3.56 x 2.69)   |
| <b>Bathroom</b>    | 10'11" x 5'6" (3.33 x 1.69)  |







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#### Approximate total area<sup>91</sup>

2004.66 ft<sup>2</sup>  
186.24 m<sup>2</sup>

#### Reduced headroom

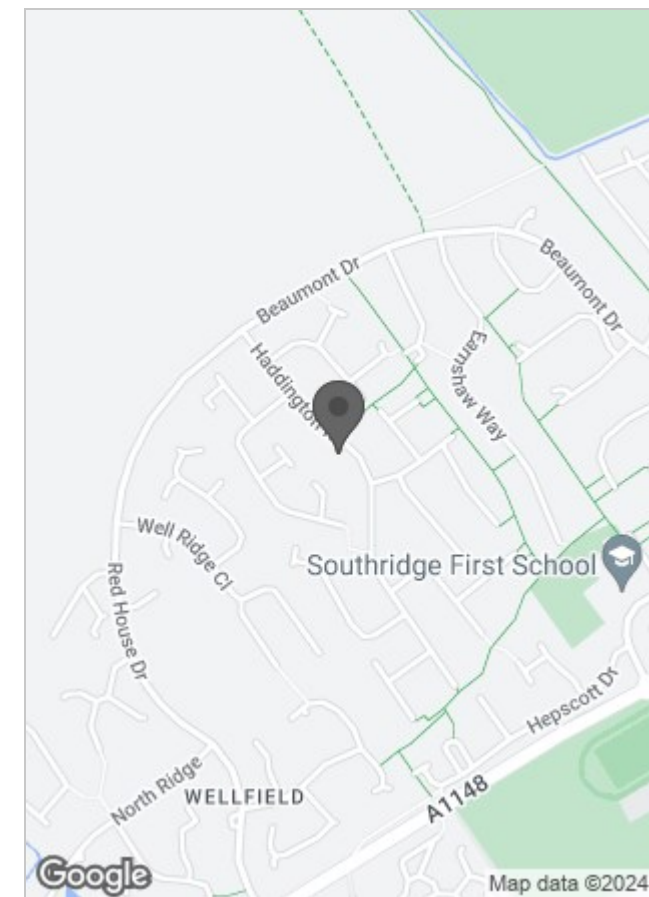
10.59 ft<sup>2</sup>  
0.98 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.