



Dilston Avenue, Whitley Bay

Offers Over £425,000

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RICHARDSONS 







# Dilston Avenue Whitley Bay, NE25 8QG

- FOUR BEDROOM
- WELL PRESENTED
- SOUGHT AFTER LOCATION
- 3 RECEPTION ROOMS
- SEMI - DETACHED
- CONSERVATORY
- WELL MAINTAINED GARDEN
- EPC RATING C

Offers Over £425,000



**\*\*STUNNING FOUR BEDROOM PROPERTY\*\* \*\*WELL PRESENTED\*\* \*\*POPULAR LOCATION\*\***

Richardsons offer to the market this fantastic extended four bedroom semi-detached house situated in the popular residential area of Whitley Bay. This property retains many of the original features as well as being modernised the property offers great charm and character throughout. This would be an ideal purchase for a family, or a first time buyer looking to purchase in this sought after location.

The property briefly comprises; Entrance hall, living room, dining room, conservatory, extended kitchen and downstairs WC. Four good sized bedrooms and newly refurbished family bathroom. Externally the property offers a driveway leading up to the attached garage providing secure off street parking. To the front of the property there is a walled garden whilst to the rear there is a private low maintenance garden with paved and a decking area.

This property is positioned close to the beautiful North East coastline as well as Whitley Bay and Monkseaton town centres which offer a wide range of shops, cafés, restaurants and entertainments. It also has easy access to public transport links & major road links as well as highly regarded schooling at all levels.





**Hallway** 6'2" x 17'4" (1.9 x 5.3)  
 Marble tiled flooring, newly fitted front French upvc door and surround, double gas central heating radiator, feature light.

**Living Room** 11'9" x 10'5" (3.6 x 3.2)  
 A nice and bright and spacious living room, double glazed bay window facing the front, ornate coving, double central heating radiator, feature light.

**Dining Room** 11'9" x 14'9" (3.6 x 4.5)  
 Original floorboards with access into the conservatory, ornate coving, single central heating radiator, feature light.

**Kitchen** 14'1" x 9'10" (4.3 x 3.0)  
 Range of wall and base units, worktop incorporating sink unit, free standing gas hob and oven, extractor fan, integrated fridge, integrated freezer, integrated microwave, plumbed for washing machine, dishwasher, storage cupboard, two double glazed windows facing the rear, double glazed door to garden.

**W.C** 2'11" x 4'11" (0.9 x 1.5)  
 Downstairs w.c, standard w.c, frosted double glazed window facing the rear, feature light.

**Conservatory** 11'1" x 11'9" (3.4 x 3.6)  
 Sliding door access from the dining room, french double glazing throughout with views of the garden, laminate flooring, fully powered, french double glazed door with access into the garden, feature light.

**Landing** 7'2" x 8'2" (2.2 x 2.5)  
 Carpet flooring, cupboard over the stairs, loft access.

**Master Bedroom** 9'10" x 14'5" (3.0 x 4.4)  
 Double bedroom, carpet flooring, fitted wardrobes, double glazed window facing the rear.

**Bedroom Two** 9'10" x 12'9" (3.0 x 3.9)  
 Double bedroom, carpet flooring, double glazed bay window facing the front, built in wardrobes, single radiator, feature light.

**Bedroom Three** 7'2" x 8'2" (2.2 x 2.5)  
 Carpet flooring, single radiator, double glazed window facing the front, feature light.

**Bedroom Four** 12'9" x 9'6" (3.9 x 2.9)  
 Extended over garage, double bedroom, double glazed bay window facing the front, double central heating radiator, built in wardrobes, feature light.

**Bathroom** 7'2" x 10'2" (2.2 x 3.1)  
 Well presented family bathroom, tiled walls and flooring with underfloor heating, roll top bath, walk in shower, vanity unit sink, standard w.c, wall mounted heated towel radiator, frosted double glazed window facing the front and side.

**Garage** 9'10" x 16'4" (3.0 x 5.0)  
 Internal garage.

**External**  
 To the rear of the property there is an enclosed well maintained garden with paving and a decking area. To the front of the property there is a good sized paved garden with driveway providing off street parking.





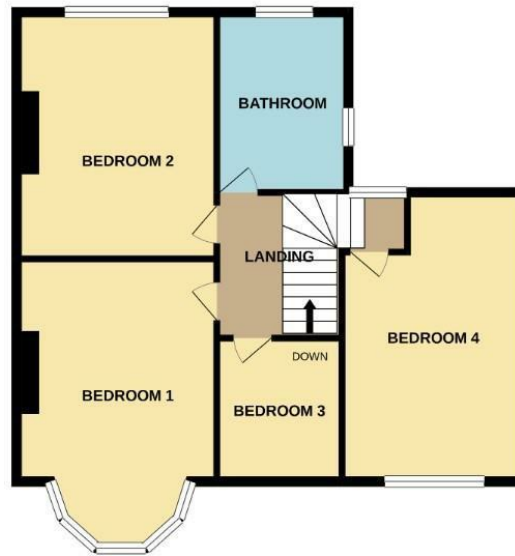




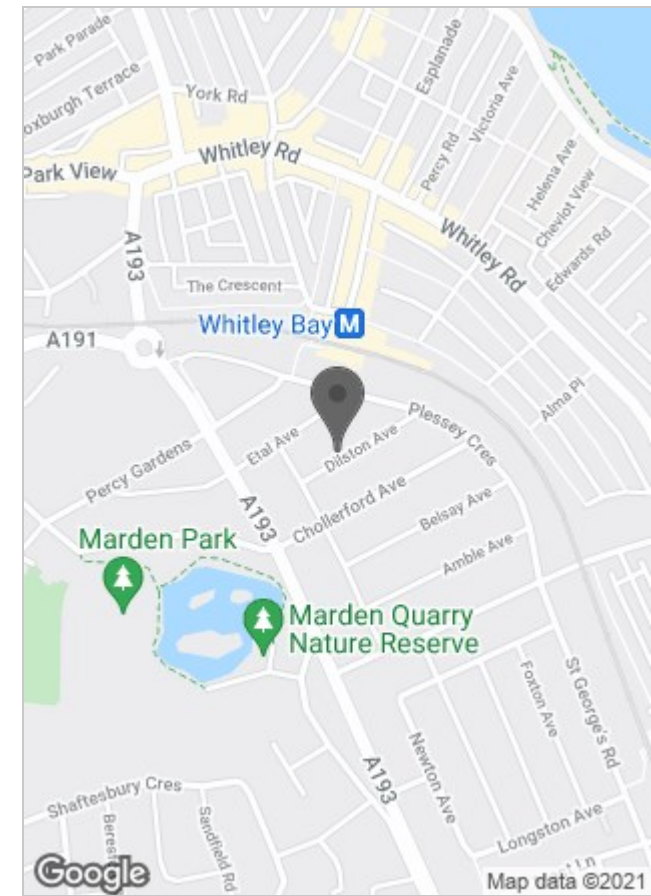
GROUND FLOOR  
1020 sq.ft. (94.8 sq.m.) approx.



1ST FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1710 sq.ft. (158.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			84
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.