



Hamilton Drive, Whitley Lodge, Whitley Bay

£380,000

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# Hamilton Drive Whitley Bay, NE26 1JG

- Extended Family Home
- Generous Living Space
- Single Garage & Driveway
- Short walk to the beach
- 3 Double Bedrooms
- South Facing Garden
- Sought after location
- EPC D

£380,000



Richardsons are delighted to welcome to the market this beautiful 3 Bedroom Semi-detached family home, situated in the popular area of Whitley Lodge, close to local amenities and a short walk to the beach.

To the ground floor there is an excellent living space that runs the length of the property with French doors opening out onto the south facing garden. The modern kitchen leads into the generous sized utility room where you find access to the garage and the back door leading on to the patio area.

To the first floor there are three double bedrooms with built-in wardrobes and a contemporary bathroom with a substantial walk-in shower.

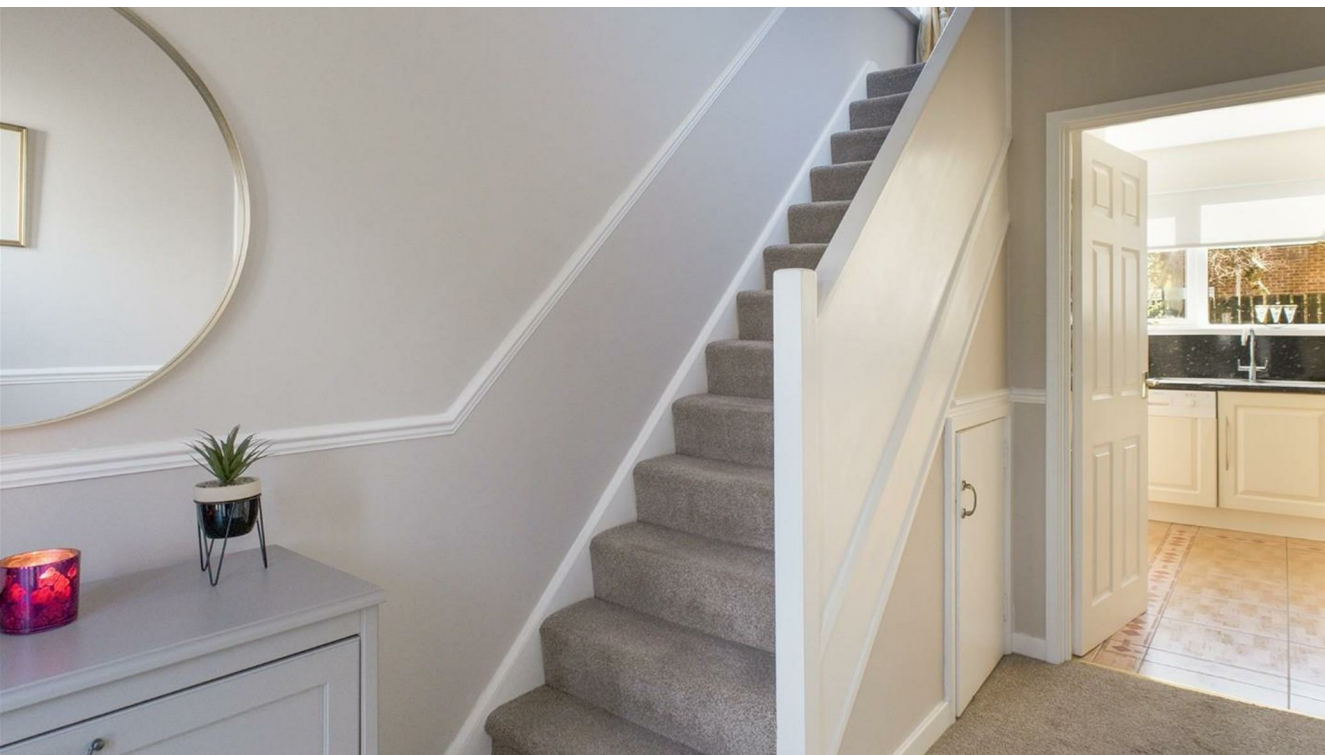
Externally the front of the property benefits from a driveway and lawned garden. To the rear of the property is a wonderful south-facing garden, comprising of a patio area, lawn, mature trees and shrubs.



### Approximate measurements

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

<b>Living Room</b>	12'7" x 13'3" (3.86 x 4.04 )
<b>Dining Area</b>	10'4" x 10'2" (3.17 x 3.11)
<b>Additional Living Space</b>	10'9" x 10'0" (3.3 x 3.07)
<b>Kitchen</b>	10'4" x 10'2" (3.17 x 3.11 )
<b>Utility Room</b>	9'1" x 9'4" (2.77 x 2.87)
<b>Entrance Hall</b>	11'8" x 6'8" (3.57 x 2.04)
<b>Bedroom One</b>	12'4" x 10'11" (3.76 x 3.34)
<b>Bedroom Two</b>	9'2" x 11'3" (2.81 x 3.44)
<b>Bedroom Three</b>	8'10" x 8'11" (2.70 x 2.74)
<b>Bathroom</b>	5'4" x 8'5" (1.65 x 2.59)
<b>Rear Garden</b>	







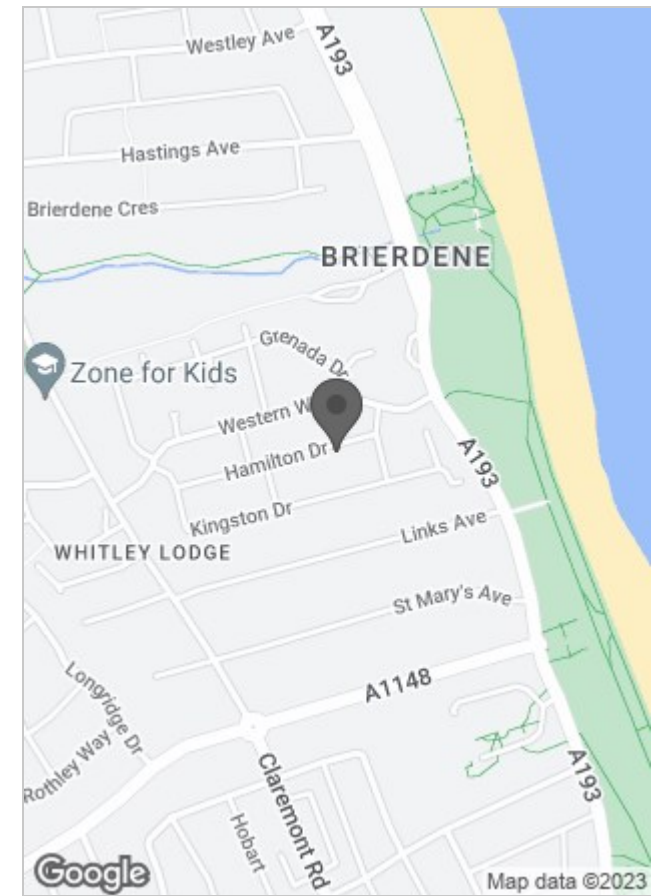
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Approximate total area<sup>(1)</sup>  
 1289.38 ft<sup>2</sup>  
 119.79 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



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>	67	80
	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.