



22, St Lucia Close, Whitley Lodge, Whitley Bay, No  
Offers Over £465,000

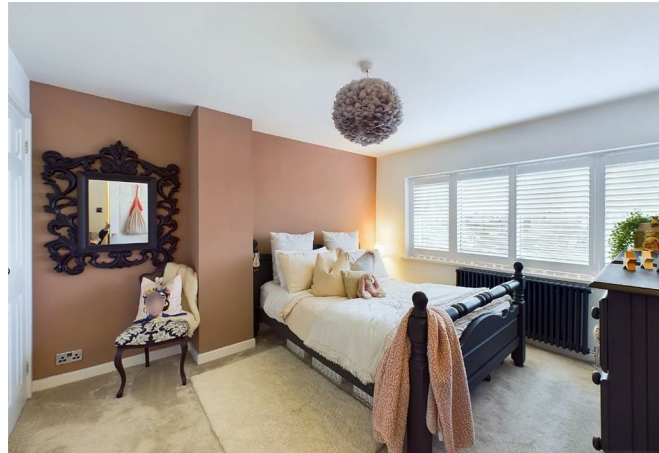


RICHARDSONS 



# St. Lucia Close Whitley Bay, NE26 3HT

- Fantastic Location
- Four Double Bedrooms
- Generous Living Space
- Garden Overlooking Whitley Bay Golf Course
- Stunning Family Home
- Two Bathrooms
- Whitley Lodge
- EPC tbc



Offers Over £465,000



Richardsons are excited to welcome to the market this Exceptional Four Bedroom Property, located in the popular area of Whitley Lodge, on St Lucia Close.

This beautiful property offers a high standard of living throughout with the stunning décor and modern fittings.

The elegant living room benefits from an attractive fireplace and the impressive kitchen showcases contemporary units, leading to the generous sized sun room and onto a further living area.

With four good size bedrooms and two bathrooms the property provides generous family accommodation.

Immaculately presented, backing onto the Local Golf Course, this is a must see property.



### Approximate measurements

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

Living Room	13'4" x 13'10" (4.08 x 4.22)
Living Room	10'0" x 19'7" (3.05 x 5.98)
kitchen	18'7" x 9'5" (5.67 x 2.88)
Sun Room	14'11" x 9'5" (4.57 x 2.88)
Bedroom	11'0" x 12'3" (3.37 x 3.74)
Bedroom	8'11" x 8'2" (2.72 x 2.51)
Bedroom	7'6" x 8'2" (2.29 x 2.51)
Bathroom	8'7" x 5'5" (2.64 x 1.66)
Bathroom	7'3" x 8'2" (2.22 x 2.49)



NORTHPOLE  
SCOTCH CO.  
EST. 1926



Ground floor



Floor 1

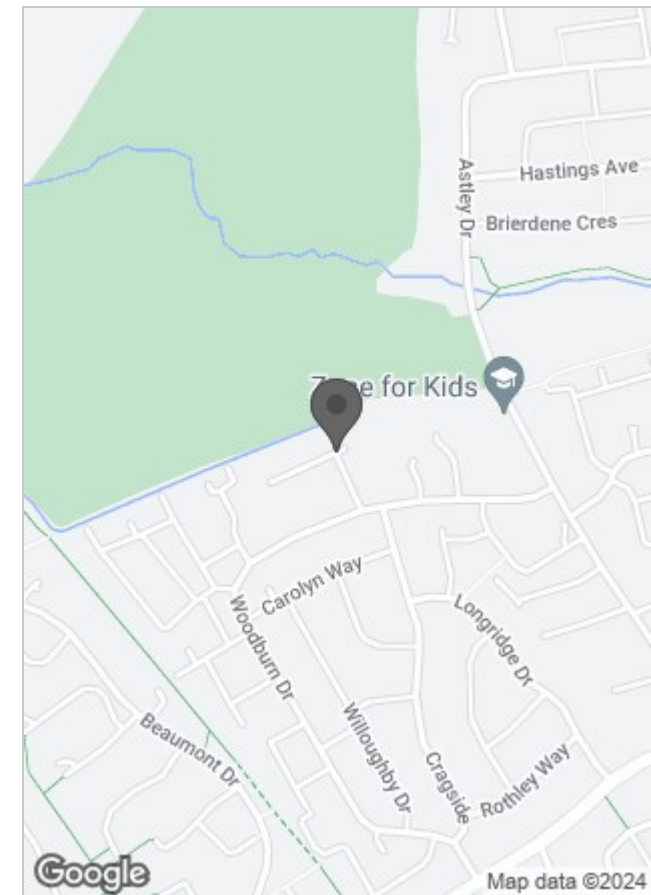
RICHARDSONS

Approximate total area<sup>(1)</sup>  
 1533.78 ft<sup>2</sup>  
 142.49 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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.