



St. Vincents Way, Whitley Bay

Offers Over £550,000



RICHARDSONS 



# St. Vincents Way Whitley Bay, NE26 1HS

- Excellent location for schools, shops and beach
- Extended family living space & new kitchen
- Front garden, patio and side garden
- Newly laid resin drive providing generous parking
- Four double bedrooms - master with sea view
- Bathroom, ensuite and visitors WC
- Large porch & spacious garage
- EPC rating - C



Offers Over £550,000



## \*FOUR DOUBLE BEDROOMS\*

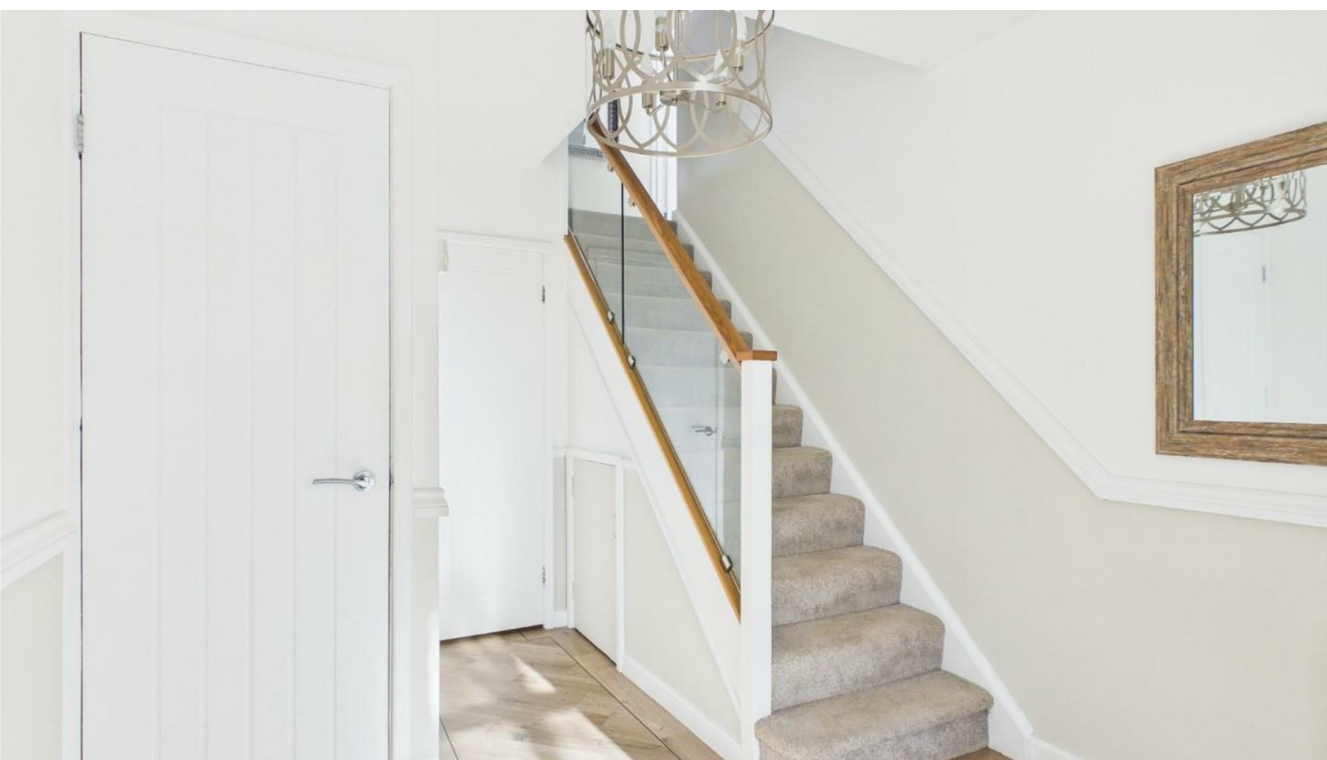
Situated in an excellent and highly sought-after location, this impressive family home offers convenient access to well-regarded schools, local shops, and the beach, making it ideal for modern family living.

The property boasts four generously sized double bedrooms, providing ample space for growing families. The home has been thoughtfully extended to create a superb family living area, complemented by a stylish newly fitted kitchen, perfect for both everyday living and entertaining.

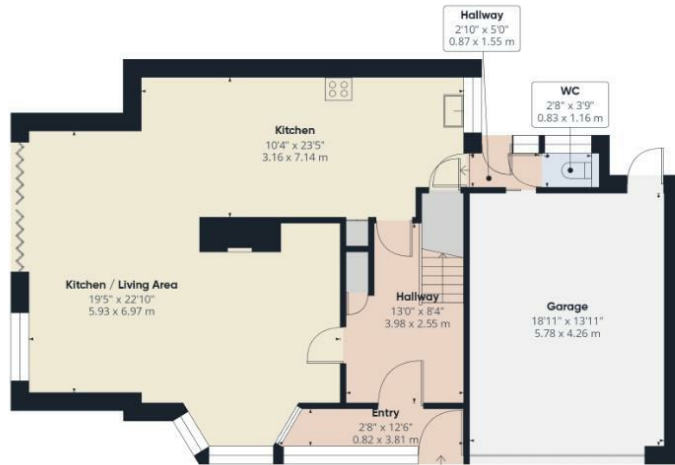
Further benefits include a well-appointed family bathroom, a private ensuite to the principal bedroom, and the added convenience of a ground floor WC.

Externally, the property continues to impress with a front garden, a private patio area ideal for outdoor dining, and an additional side garden offering further versatility. A large porch enhances the entrance, while the garage provides useful storage or parking options. The property is completed by a newly resin driveway, offering ample off-road parking and attractive kerb appeal.

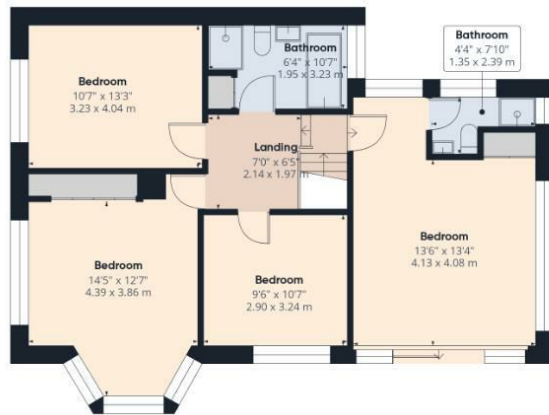
This is a fantastic opportunity to acquire a spacious and well-presented home in a prime coastal location.







Ground floor



Floor 1

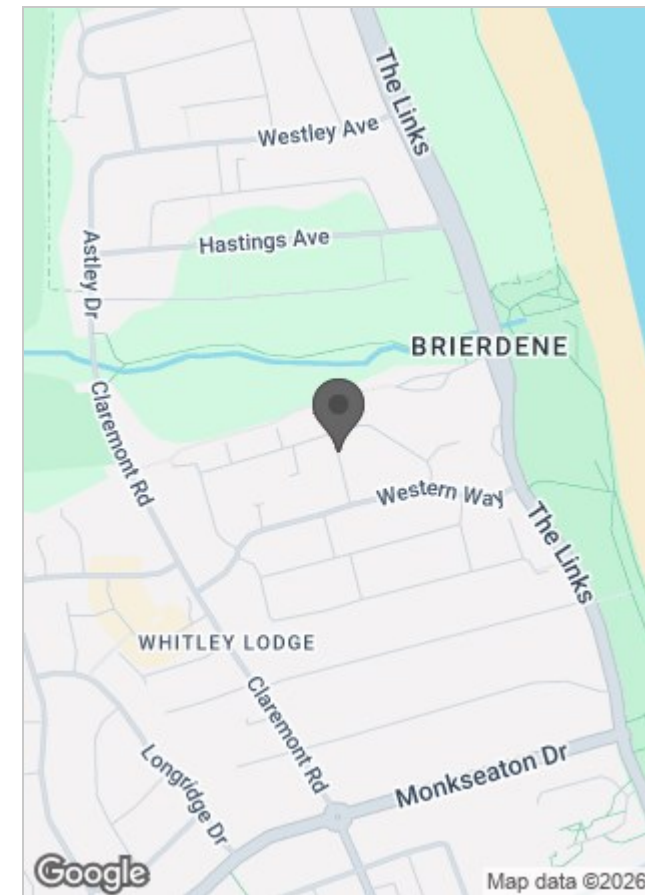


Approximate total area<sup>®</sup>  
1856 ft<sup>2</sup>  
172.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.