



12 Garden Terrace  
Earsdon, Whitley Bay, NE25 9LQ  
**£275,000**



**Trading Places**

Coastal and Country Property Specialists



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## 12 Garden Terrace

Earsdon, Whitley Bay, NE25 9LQ

Trading Places are delighted to present this three bedroom terraced home in the heart of Earsdon Village. Offering generous accommodation and retaining great potential, this property is perfectly suited to buyers seeking a home they can update and personalise to their own taste.

The accommodation begins with a welcoming entrance hallway, providing access to the main ground floor rooms and stairs leading to the first floor. To the front of the property is a spacious living room, enhanced by a large window that allows an abundance of natural light to flood the space. To the rear, the kitchen/dining room offers ample room for family dining and provides direct access to the rear garden. A convenient downstairs WC completes the ground floor. To the first floor, there are two well-proportioned double bedrooms, with the principal bedroom benefitting from an additional snug room. There is also a further single bedroom and a four-piece family bathroom suite. Externally, the property enjoys a garden to the front, while to the rear there is a private and enclosed yard.

A picturesque village just outside of Whitley Bay, Earsdon sits on the border to Northumberland and opens the door to some of the area's loveliest countryside. Extremely popular with couples, families and those looking to downsize, this appealing village has its own conservation area, children's play park and a wonderfully historic church. It offers peace and tranquillity while remaining connected to everything the coast has to offer, including proximity to excellent nearby schools.

Viewings are highly recommended, contact Trading Places on 0191 251 1189. Council Tax Band C. EPC Rating D.

### Hallway

Welcoming hall with ample space under stairs for storage and doors to the living room and kitchen diner. Stairs to the first floor. Window to the front elevation.

### Living Room

15'0" x 13'8" (4.58m x 4.18m)

A bright and well proportioned front aspect living room with a feature fireplace and large window that allows plenty of natural light to fill the space.

### Kitchen/Dining Room

20'4" x 16'0" (to the longest point) (6.20m x 4.89m (to the longest point))

Kitchen Area: 3.75m x 2.69m

Dining Area: 6.20m x 4.89m

Accessed directly from the hallway, this spacious kitchen/dining room offers excellent potential with door to the rear garden. The kitchen is fitted with a range of wall and base units, integrated oven and hob, and work surfaces incorporating a sink unit, with windows to the rear elevation allowing natural light to flood the space. Ample space for a dining table and seating area. An internal door provides access to the downstairs WC.

### Downstairs WC









#### Landing

Doors to all three bedrooms and the family bathroom.

#### Bedroom One

16'1" x 12'5" (4.91m x 3.79)

A generously sized double bedroom with built-in storage. A connecting door leads through to a versatile storage room. Window to the rear elevation.

#### Storage Area

6'1" x 5'11" (1.86m x 1.82m)

Accessed from bedroom one, this versatile space lends itself as a dressing area or home office.

#### Bedroom Two

14'11" x 11'4" (4.57m x 3.47m)

Another double bedroom with fitted wardrobes and window to the front elevation.

#### Bedroom Three

11'2" x 8'4" (3.41m x 2.55m)

A well appointed third bedroom with window to the front elevation. Raised storage platform over the stairs.

#### Bathroom

11'10" x 8'1" (3.63m x 2.47m)

A well appointed bathroom featuring a white suite comprising a bath, separate shower cubicle, wash hand basin, and WC. A frosted window allows for natural light.

#### External

To the front is a charming garden with mature shrubs and planting. Arched stone detailing adding to the character of this traditional terrace.

To the rear, there is a private and enclosed yard designed for low maintenance, predominantly laid with artificial lawn to create a practical and versatile outdoor space. The rear benefits from garage door access, ideal for secure parking.

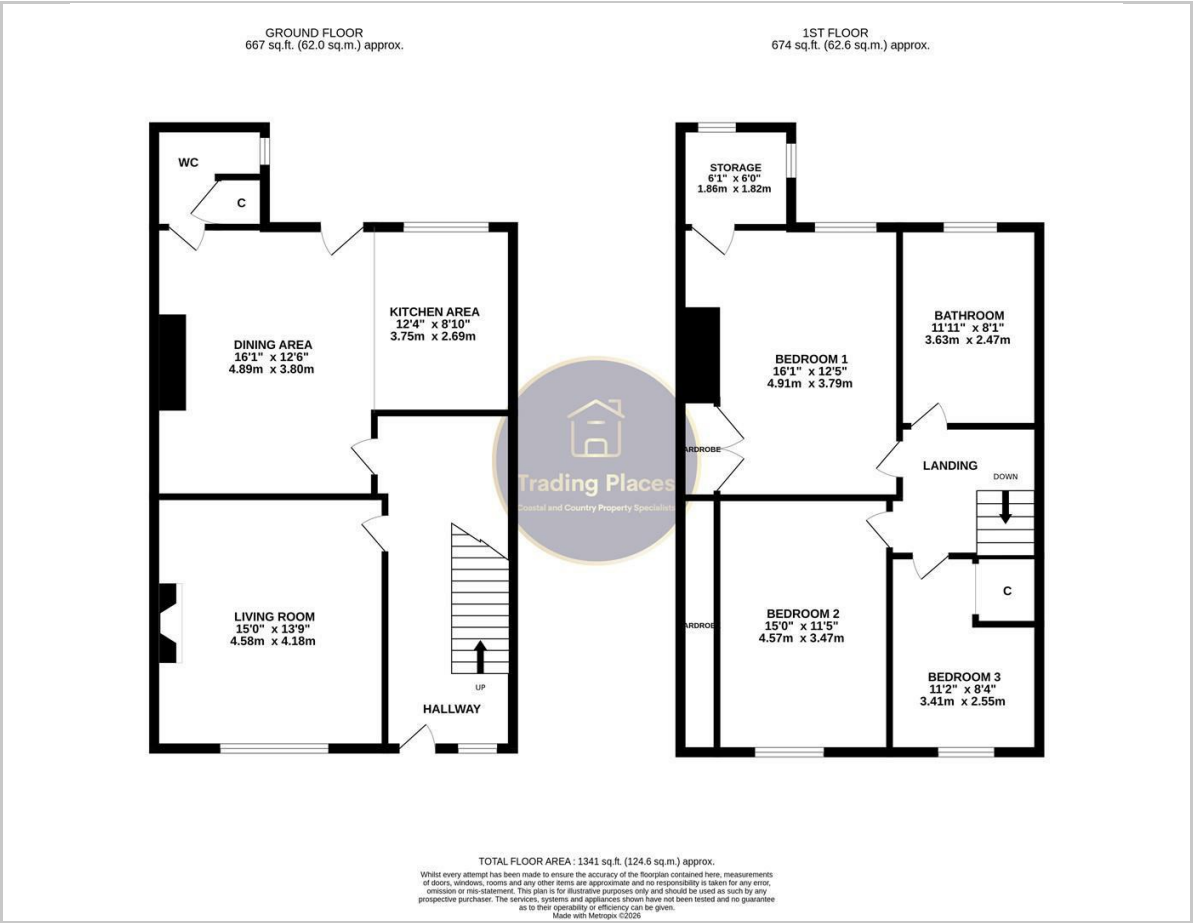
Enclosed by brick boundary walls, the space provides a good level of privacy.







Floor Plan



Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

