



Trading Places



## 11 Cherrytree Gardens, Whitley Bay, NE25 Offers over £195,000

\*\*\*Three Bedroom Semi Detached House\*\*\* Spacious Dining Kitchen\*\*\*Large Lounge\*\* Conservatory\*\* Double Detached Garage to rear\*\* Rear Garden\*\*\*

Trading Places welcome to the market for sale this spacious extended three bedroom semi detached house. Located in a popular area of Whitley Bay on Cherrytree gardens. The property offers spacious versatile living to the ground floor and offers three good size bedrooms to the first floor and a large family bathroom./WC Located close to local shopping facilities, amenities and having easy access to transport links and in catchment for good local schools. The property has been very well maintained by the current owners and benefits from double glazing, gas central heating and briefly comprises:- Entrance porch, entrance hallway, cloaks WC, spacious lounge with feature fireplace, and patio doors leading into conservatory, dining kitchen fitted with a range of cream coloured cabinets. To the first floor there are three good size bedrooms and a family bathroom/WC. Externally there is a well tended rear garden, detached double garage and shared drive for off street parking. Viewing is highly recommended to appreciate this lovely very well presented family home. Please call our branch to arrange a viewing 0191-2511189. EPC Rating to follow.



# 11 Cherrytree Gardens, Whitley Bay, NE25

## Entrance porch

Double glazed windows to front and side, double glazed door, wall light.

## Entrance hallway

Double glazed panel door with glazed insert, stairs to first floor, tiled flooring, double glazed window to the front, radiator, telephone point, under stairs storage cupboard, doors off to:

## Cloaks WC

Low level WC, vanity wash hand basin, double glazed frosted window to the side, tiled walls, tiled floor, panelled ceiling and radiator.



## Lounge 18'4 x 9'2 (5.59m x 2.79m)

Double glazed window to the front, radiator, feature brick chimney breast with electric fire, wall lights, wood beams to ceiling, double glazed patio doors leading into conservatory.



## Conservatory 11'6x 9'11 (3.51m x 3.02m)

Half walled with double glazed windows to sides and rear, double glazed french door to rear, tiled flooring, television point wall lights and double glazed door leading into

## Kitchen area 12'1 x 7'11 (3.68m x 2.41m)

Fitted with a range of cream wall and base units with contrasting roll top work surfaces, one and a half bowl sink and drainer with mixer taps, gas cooker point with extractor above, tiled splash backs, two double glazed windows to the rear, plumbed for washing machine, tiled flooring.



## Dining area 11'5 x 10'5 (3.48m x 3.18m)

Double glazed window to the side, radiator, built in storage cupboards one housing the central heating boiler, panelled walls with delft rack, radiator and wall lights

## First floor landing

Double glazed window to the side, built in storage cupboard, loft access and doors off to:

## Bedroom one 12' 10'8 (3.66m 3.25m)

Chimney breast and alcoves, double glazed window to the front, radiator and television point.



## Bedroom two 10'10 x 9'5 (3.30m x 2.87m)

Double glazed windows to the rear and side, built in wardrobe, radiator.

## Bedroom three 10'7 x 7'2 (3.23m x 2.18m)

Double glazed window to the front, dado rail, delft rack, and radiator.

## Bathroom 8'2 x 5'5 (2.49m x 1.65m)

Three piece white suite comprising of: panelled corner bath with plumbed shower above, pedestal wash hand basin, low level WC, tiled walls, tiled flooring, double glazed frosted window to the side, heated towel rail and panelled ceiling.

## External

Rear garden:- Fenced to sides and rear, paved patio areas, laid to lawn with shrubs and planting, gate to side giving access to drive.



## Detached double garage.

Brick built detached garage with up and over garage door, power and lighting, door and window to side.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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