



51 Ilfracombe Gardens  
, Whitley Bay, NE26 3LZ  
**£295,000**



**Trading Places**

Coastal and Country Property Specialists



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# 51 Ilfracombe Gardens

, Whitley Bay, NE26 3LZ

Trading Places are honoured to offer this deceptively spacious three bedroom maisonette, ideally situated within the highly sought after residential area on Ilfracombe Gardens in Whitley Bay, just a stones throw to Whitley Bay Seafront. The property boasts a range of modern features and will appeal to a wide variety of buyers looking for coastal living at its finest.

The accommodation is thoughtfully arranged over three floors, featuring a private entrance porch and hall with stairs to the first floor. Here you'll find a bright and spacious living room to the front elevation alongside a contemporary breakfasting kitchen and separate utility room to the rear. Also on this level is a well-proportioned bathroom and bedroom three. The second floor hosts two generously sized double bedrooms, while externally the property further benefits from a generous shared rear yard, ideal for relaxing and outdoor enjoyment.

Whitley Bay is a highly desirable coastal town, known for its beautiful beaches, vibrant town centre, and strong community feel. The area offers a wide range of amenities including independent cafés, restaurants, shops, and leisure facilities, along with excellent transport links such as the Metro for easy access to Newcastle and beyond. Families are drawn by the well-regarded schools, with catchment including Whitley Bay High School and middle schools such as Valley Gardens Middle School and Wellfield Middle School, further enhancing its appeal.

The superb layout, excellent location and warm cosy feel combine to create an exciting opportunity that can only be fully appreciated by internal inspection. Contact Trading Places on 0191-2511189 to arrange your viewing. Council Tax Band A. EPC Rating D.



## Entrance Porch

Private entrance porch with timber internal door and stairs leading to the first floor.

## First Floor Landing

Spacious first floor landing with restored original 1930's doors leading to living room, breakfasting kitchen, bedroom three and family bathroom. Stairs to the second floor.

## Living Room

19'0" x 11'11" (5.80 x 3.64)

A stylish front-facing living room offering a warm and inviting atmosphere. Featuring original renovated hardwood flooring and a double glazed bay window, the room is flooded with natural light. A charming wood burner, set within an exposed brick inset with slate hearth and timber mantel above, creates an attractive focal point. Finished with ceiling coving and a double radiator, this is an ideal space for relaxing and entertaining.

## Breakfasting Kitchen

13'3" x 10'2" (4.04 x 3.12)

The modern fitted kitchen is equipped with a comprehensive range of wall, base and drawer units complemented by contrasting worktops and tiled splashbacks. Features include a stainless steel sink unit with mixer tap, integrated oven, induction hob and extractor hood. Finished with laminate flooring, ceiling spotlights, a double radiator and a double glazed window, the kitchen also has a spacious built in storage cupboard and provides access to the utility area.

## Utility

11'0" x 7'7" (3.37 x 2.32)

A functional utility space fitted with base units, contrasting worktops and a stainless steel sink with mixer tap, complemented by original renovated hardwood flooring. There is space and plumbing for a washing machine and tumble dryer, along with a radiator, wall-mounted boiler and two double glazed windows. A door provides stairs leading down to the rear yard.





**Bathroom**

The stylish family bathroom is bright and spacious, featuring a double glazed window with obscure glazing. The suite comprises a panelled bath with mixer tap, pedestal wash hand basin and low-level WC. A generous walk-in shower enclosure with mains-fed shower and tiled surrounds adds a contemporary touch. Finished with tiled walls, tiled flooring and a large chrome towel radiator.

**Bedroom Three**

10'2" x 7'0" (3.10 x 2.14)

Bedroom three is a front-facing room featuring a double glazed window, original renovated hardwood flooring and radiator.

**Second Floor Landing**

Restored original 1930's doors providing access to bedroom one and bedroom two. Spacious renovated eave storage and loft access.

**Bedroom One**

18'0" x 17'1" (5.50 x 5.22)

The master bedroom is bright and airy, featuring a large double glazed dormer-style window that fills the space with natural light. Full length fitted wardrobes to one wall, along with a storage cupboard and 2 spacious renovated eaves storage spaces, provide excellent practicality. The room also benefits from original renovated hardwood flooring, a feature fireplace and a double radiator.

**Bedroom Two**

12'0" x 11'6" (3.67 x 3.53)

Bedroom two is a bright rear facing room, featuring a double glazed window that allows for plenty of natural light. The room also benefits from a feature fireplace, original renovated hardwood flooring, a large double radiator and useful eaves storage cupboard.

**External**

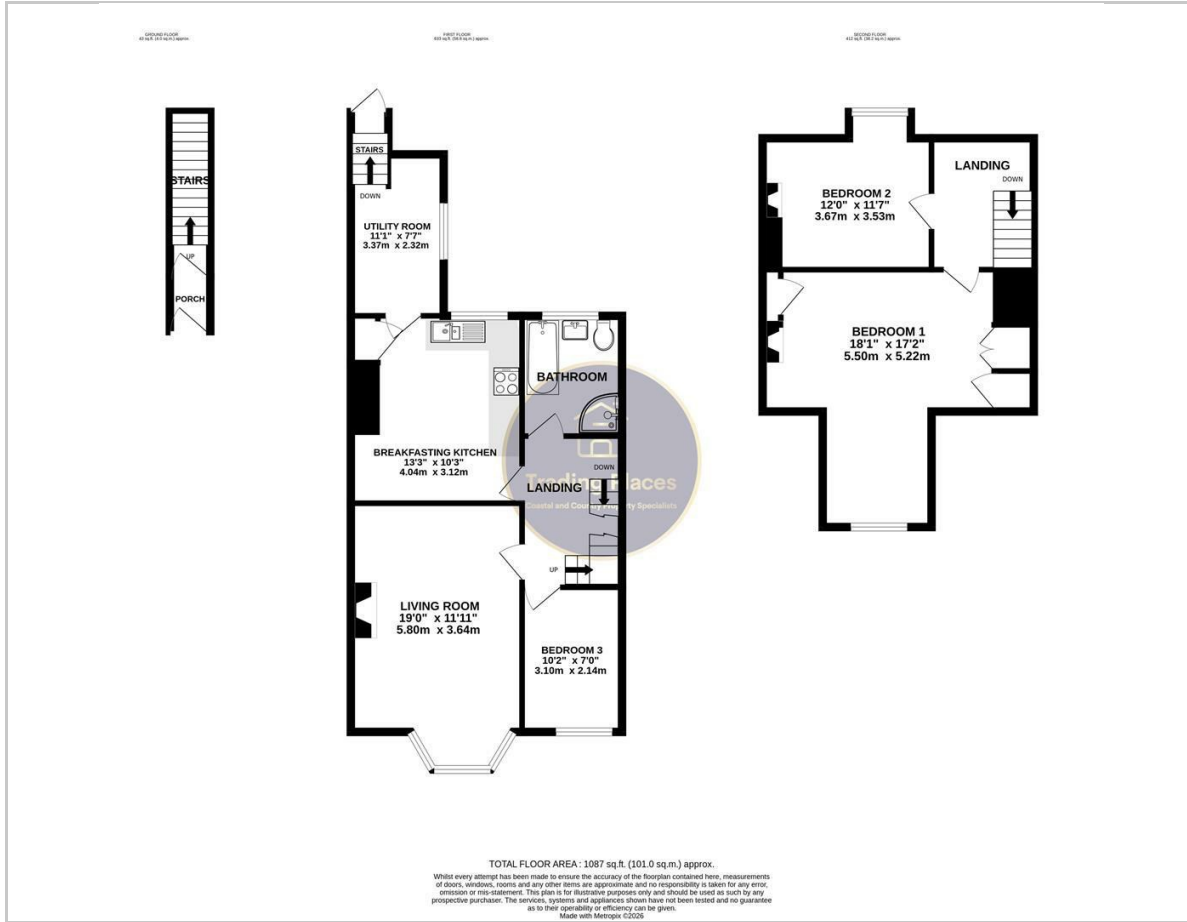
Shared west-facing rear yard with gated access to the rear lane. The current owners have created a cosy and relaxing outdoor space, featuring a decked seating area alongside a gravelled section. The space is enclosed by walled boundaries, offering a pleasant and private setting for outdoor enjoyment.

**Lease Details**

Lease Term: 999 years from 27/01/2003



## Floor Plan



## Area Map

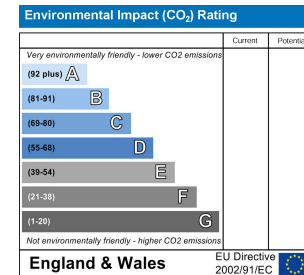
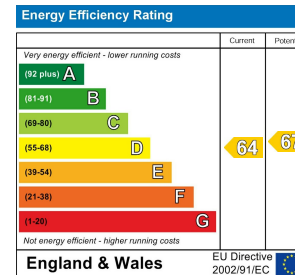


## Viewing

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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## Energy Efficiency Graph



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