



21 Appletree Gardens
, Whitley Bay, NE25 8XT
£269,950



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, Whitley Bay, NE25 8XT

Trading Places are delighted to present to the market this beautifully presented two bedroom, semi-detached home, situated on the sought after Appletree Gardens in Whitley Bay. Ideally positioned within a popular residential area, the property enjoys excellent transport links, including nearby bus routes, Metro station and convenient road access to the city centre and surrounding towns. A variety of local schools, shops, cafés and restaurants are all within easy reach, while Whitley Bay town centre and its picturesque coastline are just a short distance away.

The accommodation briefly comprises a welcoming entrance hallway with useful under stairs storage, leading through to a bright and inviting living room positioned at the front of the property. To the rear is a spacious and contemporary kitchen/dining room, offering an attractive outlook over the garden and direct access to the outdoor space, making it ideal for both everyday living and entertaining. To the first floor, there are two well proportioned double bedrooms and a modern family bathroom.

Externally, the property benefits from an attractive front garden with a lawned area and a driveway providing off street parking. The generous rear garden is predominantly laid to lawn and enjoys a private, enclosed aspect, creating a wonderful space for families, outdoor dining and entertaining.

Combining spacious accommodation, well maintained interiors and a highly desirable location, this charming home represents an excellent opportunity for a variety of buyers, including first time purchasers, downsizers and investors alike. Contact Trading Places on 0191 2511189 to view. EPC Rating D. Council Tax Band A.

Entrance Hallway

Accessed via a UPVC double glazed entrance door with decorative glazed insert, opening into a welcoming hallway. Featuring laminate flooring, useful understairs storage, and doors leading to the living room and kitchen/dining room, with stairs rising to the first floor. A UPVC double glazed side window provides an abundance of natural light, creating a bright and inviting first impression.

Living Room

14'2" x 12'0" (4.32 x 3.68)

A spacious and inviting front facing living room, offering a warm and homely atmosphere. The room features an attractive electric fireplace with a granite hearth, creating a charming focal point. A large UPVC double glazed window allows plenty of natural light to flood the space, enhancing its bright and airy feel, while a double radiator positioned beneath the window provides comfort and warmth. Additional features include a TV point, making this an ideal room for relaxing and entertaining.

Kitchen Diner

19'1" x 7'11" (5.82 x 2.42)

This modern and well appointed kitchen is fitted with a range of wall, base and drawer units complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include an electric oven, induction hob and extractor hood, while there is additional space for a washing machine and tumble dryer. Two UPVC double glazed windows provide pleasant views over the private rear garden and side elevation, allowing plenty of natural light to fill the space.

The dining area offers a spacious and welcoming setting, with a UPVC door and adjoining side windows providing direct access to the rear garden. Finished with laminate flooring and a double radiator, this bright and versatile room serves as the heart of the home.





Landing

A bright first floor landing with doors leading to two double bedrooms and the family bathroom. A UPVC double glazed window allows natural light to flood the space, creating a light and airy feel. Loft access is also available from the landing.

Bedroom One

16'1" x 11'3" (4.91 x 3.43)

Spacious front facing double bedroom, enhanced by two UPVC double glazed windows that allow an abundance of natural light to flood the room, creating a light and airy atmosphere. Further benefitting from a handy storage cupboard and a double radiator.

Bedroom Two

11'0" x 9'11" (3.37 x 3.03)

Situated to the rear of the property, this well proportioned double bedroom enjoys a pleasant outlook over the beautifully maintained rear garden through a UPVC double glazed window. The room also benefits from a double radiator and offers a bright and comfortable space suitable for a range of uses.

Bathroom

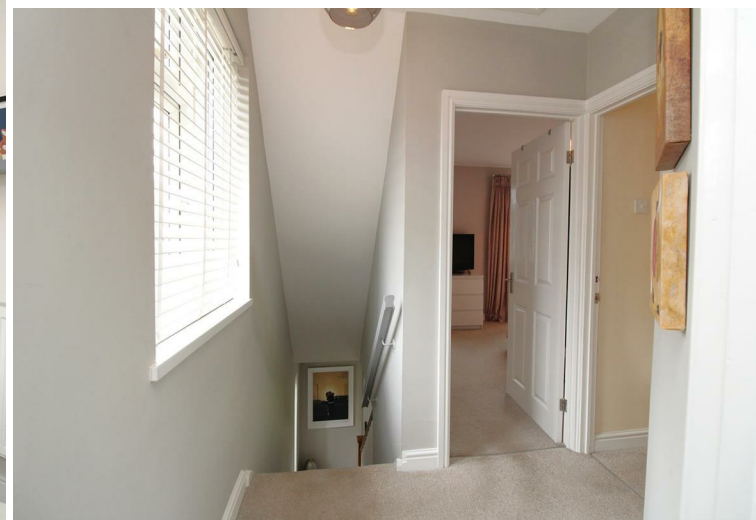
The family bathroom is fitted with a modern four piece suite comprising a panelled bath with mixer tap, pedestal wash hand basin, low level WC, and a large shower enclosure with electric shower. Fully tiled walls and flooring provide a stylish and practical finish, while two UPVC double glazed windows allow plenty of natural light to enter.

Front Gardens

To the front of the property, there is an attractive lawned garden alongside a driveway providing convenient off street parking. Gated side access leads through to the rear garden.

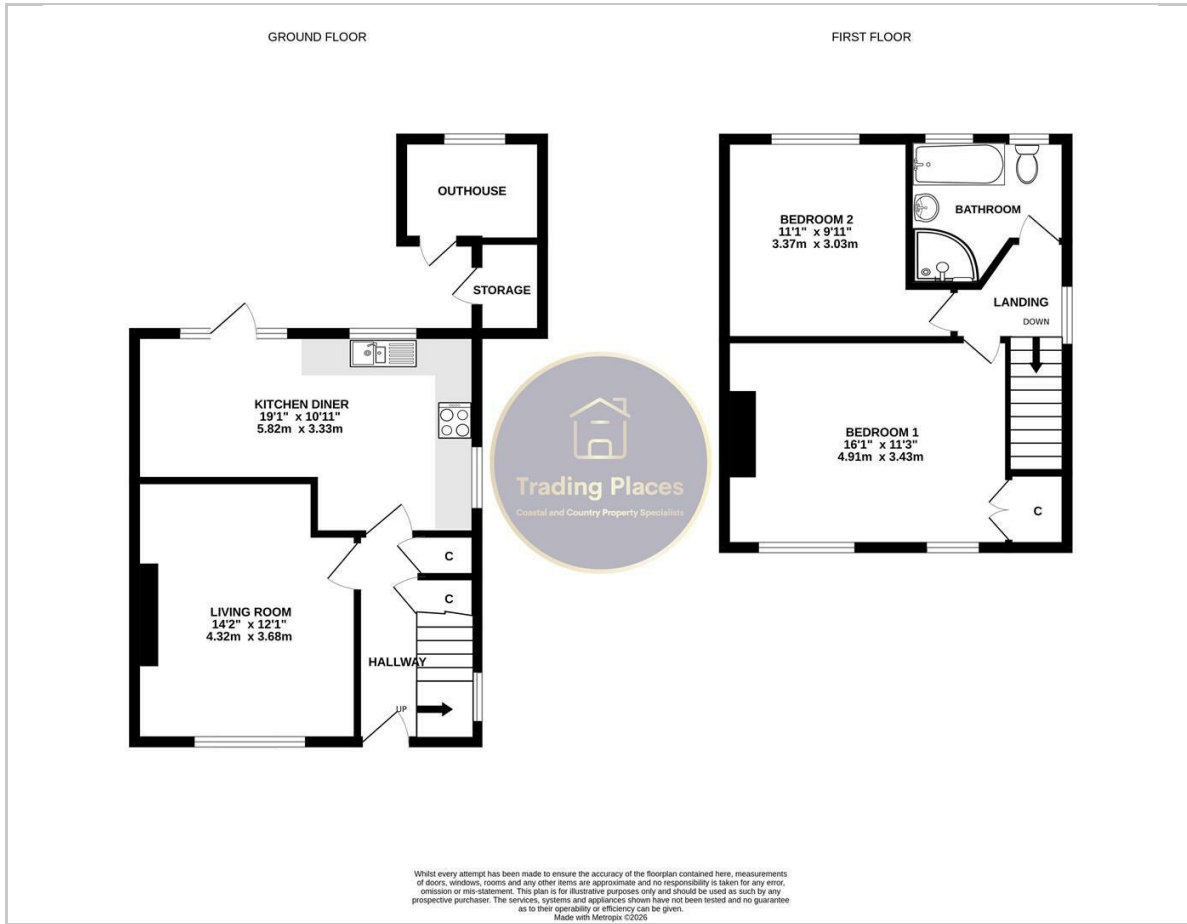
Rear Gardens

The substantial rear garden has been lovingly maintained by the current owners and offers a wonderful outdoor space to enjoy throughout the year. Predominantly laid to lawn, the garden is complemented by mature shrubs and fenced boundaries, creating a private and attractive setting. A paved patio area provides the perfect space for outdoor dining, entertaining and relaxing. In addition, two useful outhouses offer excellent storage facilities and present potential for a variety of future uses.





Floor Plan

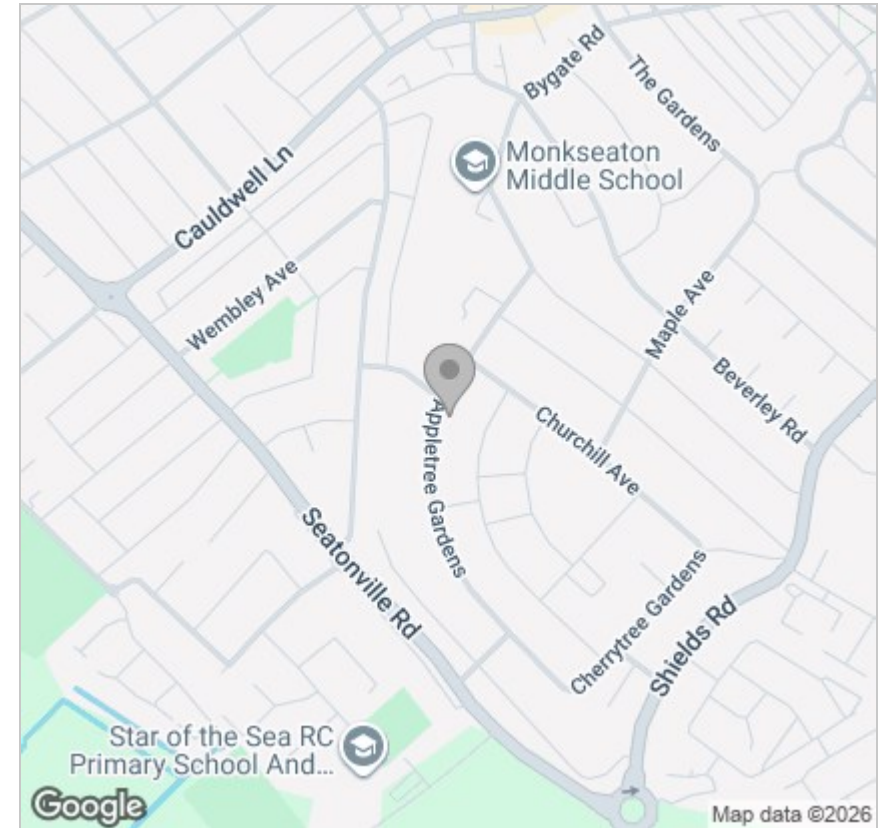


Viewing

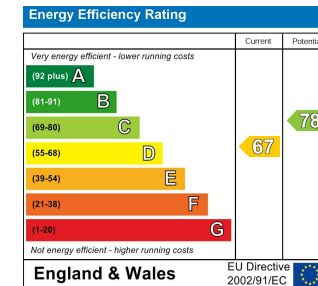
Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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