



67 Cragside

, Whitley Bay, NE26 3EF

Asking Price £440,000



Trading Places

Coastal and Country Property Specialists



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, Whitley Bay, NE26 3EF

Trading Places are delighted to present to the market this beautifully positioned three bedroom semi-detached home, upgraded throughout by the current owners and occupying a substantial corner plot within the highly sought after Whitley Lodge residential area on Cragside.

Offering generous accommodation across two floors, this impressive family home combines excellent living space with a superb location. The ground floor welcomes you with an entrance porch through to the spacious hallway. There is a living room to the front and a well equipped breakfasting kitchen with an opening through to the dining room to the rear. Completing the ground floor is a useful utility room and downstairs WC. To the first floor, there are three well proportioned bedrooms, and a stylish four piece family bathroom.

Externally, the property continues to impress, with a driveway, attached garage, and gardens to the front, side and rear - providing an excellent outdoor space for relaxing and entertaining.

The location is ideal for families, with a number of well regarded schools close by, including Whitley Lodge First School, Valley Gardens Middle School and Whitley Bay High School. The nearby Whitley Lodge shopping facilities provide everyday convenience. While the nearby town center offers an excellent choice of shops, cafés, restaurants and leisure amenities.

Whitley Bay itself is a highly desirable coastal town, beautifully blending its traditional seaside character with a vibrant modern lifestyle. From its stunning coastline and promenade to excellent transport links and a fantastic range of amenities, it continues to attract a diverse community.

With its generous corner plot, excellent living accommodation and superb outdoor space, this is a fantastic opportunity to acquire a family home in a highly sought after area of Whitley Bay. Contact Trading Places on 0191 251 1189 to arrange your viewing. EPC Rating C. Council Tax Band D. Freehold.

Porch

Entrance porch accessed via a double glazed door, with windows to the front and side elevations providing plenty of natural light. Further benefiting from laminate flooring and wall light.

Hallway

Welcoming hallway with doors leading to the living room and breakfasting kitchen. Stairs rise to the first floor with useful storage space beneath, together with a separate storage cupboard. Further benefiting from carpet flooring, radiator and central light fitting.

Living Room

18'6" (into bay/recess) x 17'4" (into bay) (5.65 (into bay/recess) x 5.30 (into bay))

Spacious living room positioned to the front of the home, featuring a charming gas fire and two bay windows to the front and side elevations, filling the room with plenty of natural light. Further benefiting from carpet flooring, central light fitting, TV point and two double radiators.





Breakfasting Kitchen

15'0" x 10'4" (4.59 x 3.15)

This stylish and modern breakfasting kitchen is positioned to the rear of the home and is fitted with a comprehensive range of wall, base and drawer units, complemented by integrated appliances including a Bosch dishwasher, Bosch induction hob with overhead extractor, Neff microwave/grill, Neff oven, sink with drainer and wine fridge. There is also space for a fridge/freezer. A window to the side elevation provides plenty of natural light, while the room is finished with laminate flooring and spotlights. A door leads to the utility room, with an opening through to the dining room, creating a sociable and practical space for everyday living and entertaining.

Dining Room

10'5" x 10'1" (3.20 x 3.09)

Spacious dining room featuring a bay window to the side elevation, allowing plenty of natural light into the room. Further benefiting from wall lights, central ceiling light, two double radiators and laminate flooring.

Utility Room

9'10" x 5'10" (3.00 x 1.79)

Useful utility room with space and plumbing for a washing machine and tumble dryer, together with a sink and drainer. A window to the rear elevation provides natural light, while spotlights and a radiator add further practicality. Doors provide access to the garage, downstairs WC and rear garden.







Downstairs WC

Convenient ground floor WC comprising wash hand basin, wc, window providing natural light, spotlight and radiator.

First Floor Landing

First floor landing with window to the side elevation providing natural light, and doors leading to all three bedrooms, family bathroom and useful storage cupboard. Further benefiting from carpet flooring, pendant light fitting and loft access, with a ladder and light.

Bedroom One

15'3" (into bay) x 13'3" (4.66 (into bay) x 4.06)

Generously proportioned double bedroom enjoying a dual aspect with a bay window to the front elevation and a further window to the side, creating a bright and airy space. The room benefits from fitted wardrobes, carpet flooring, pendant light fitting and two radiators.

Bedroom Two

13'3" x 10'6" (4.06 x 3.22)

Another well proportioned double bedroom with fitted wardrobes and a window to the side elevation providing plenty of natural light. Further benefiting from carpet flooring, pendant light fitting and radiator.

Bedroom Three

10'11" x 9'10" (3.34 x 3.01)

Well appointed double bedroom with a window to the front elevation. Further benefiting from carpet flooring, pendant light fitting and radiator.

Bathroom

Contemporary family bathroom fitted with a bath, WC, wash hand basin with vanity storage and a shower. Opaque window to the side elevation provides natural light, while tiled flooring, heated towel radiator and spotlights complete the room.

Garage

15'0" x 14'3" (4.58 x 4.35)

Large attached garage accessed from the front via an electric roller door, with additional access from the utility room. The garage houses the boiler and benefits from power and lighting.

External

The beautifully maintained front and side gardens are predominantly laid to lawn, with mature shrubs, planted borders and a driveway providing off street parking. There is a low wall and fencing to the sides, with gated access leading through to the rear garden.

The South and West facing rear garden provides an excellent outdoor space, featuring a paved garden with planted beds and mature shrubs. A water tap is also provided. The garden is enclosed by fencing, with gated access leading to the front of the property.



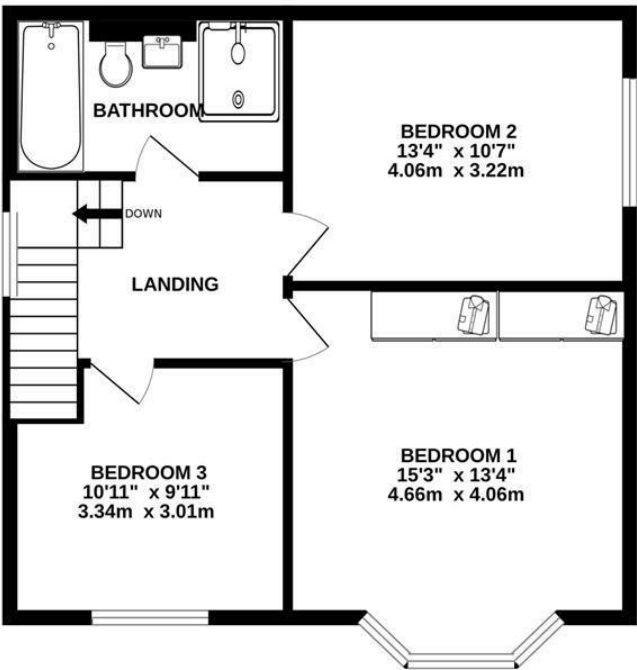
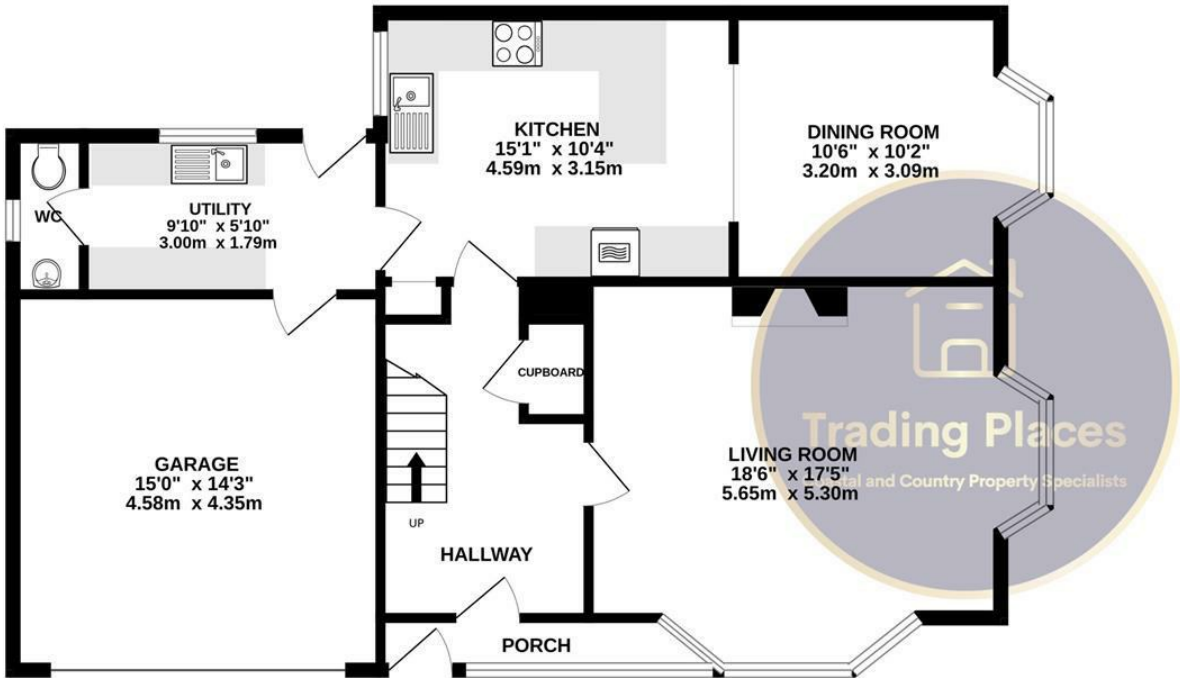




Floor Plan

GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.

1ST FLOOR
575 sq.ft. (53.5 sq.m.) approx.

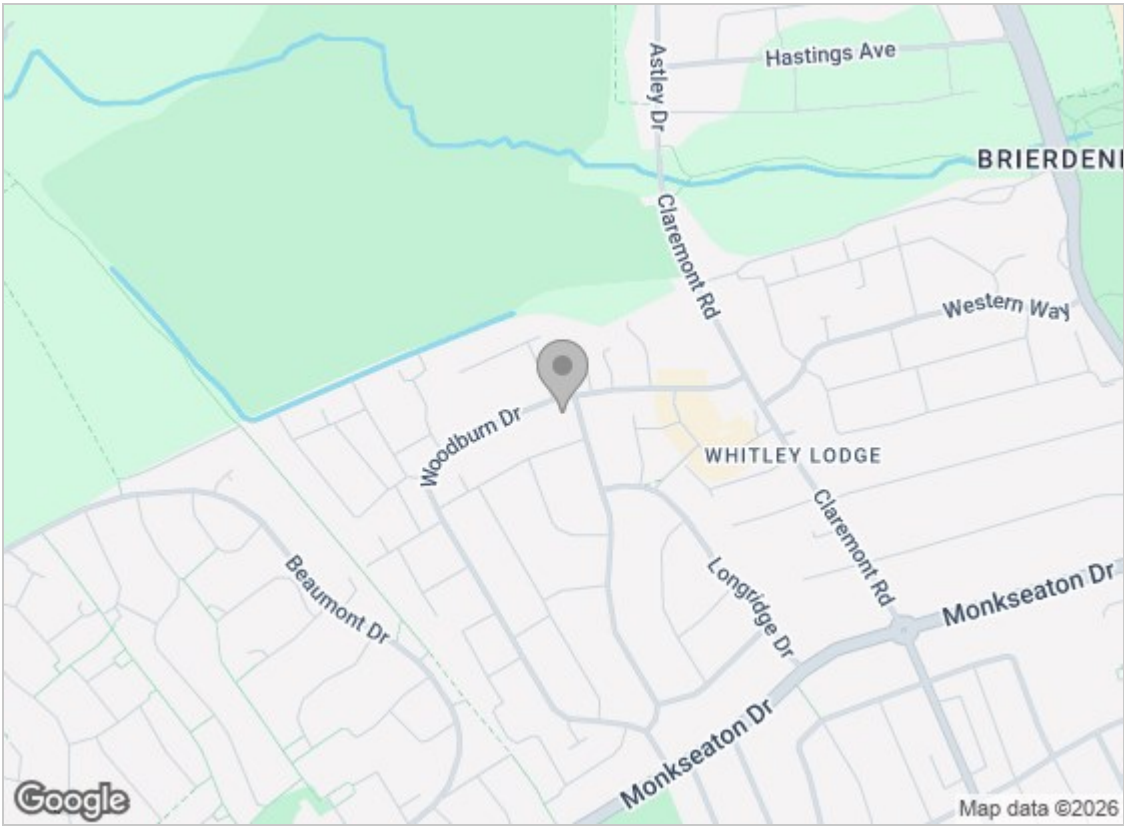


TOTAL FLOOR AREA : 1489 sq.ft. (138.4 sq.m.) approx.

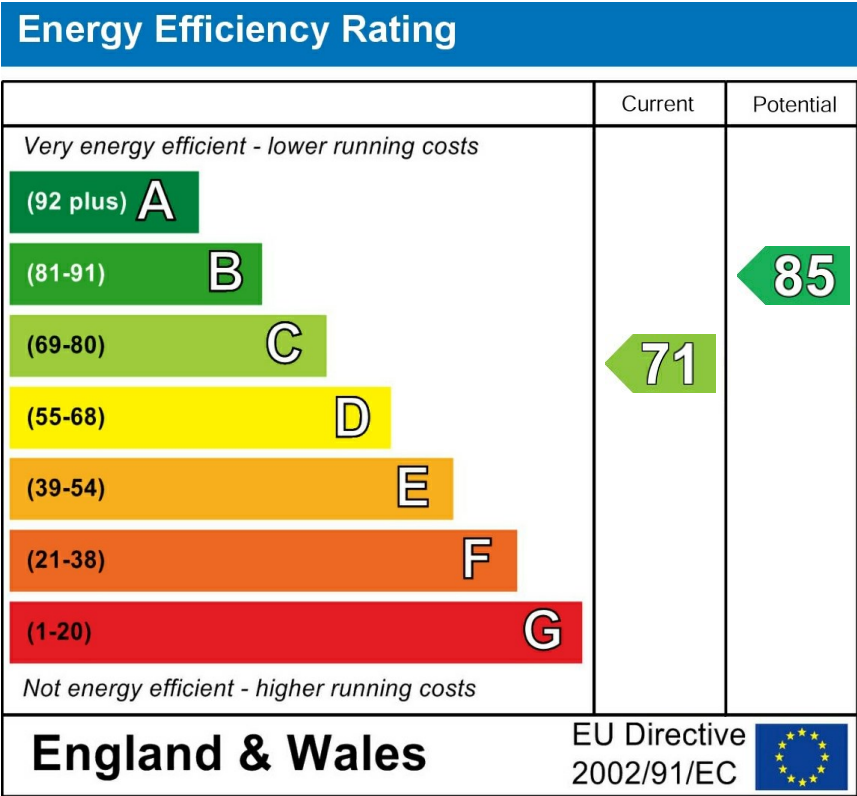
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.