



Rockcliffe Avenue, Whitley Bay, NE26 2NN

Offers Over £500,000

🛏️ 5 🚿 2 🚺 3

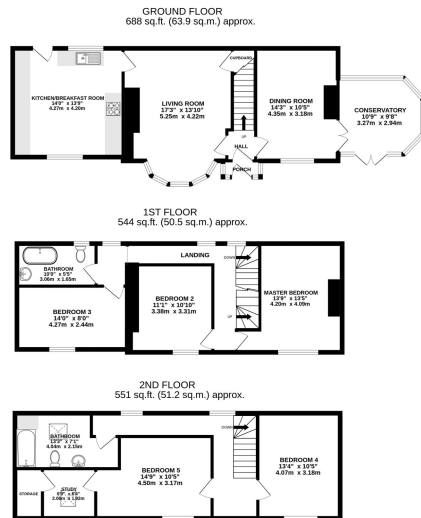


- Detached Family Home
- Two Family Bathrooms
- Large Eat-In Kitchen
- Secluded Location
- The Beachfront & Promenade Are Literally Across The Road
- Five Spacious Bedrooms
- Living Room, Dining Room & Conservatory
- Substantial Mature Gardens With Separate Patio Areas Front & Rear
- Pedestrianised Access
- A Complete One Off Property



A substantial family home arranged over three spacious floors within a peaceful residential location, moments from the seafront on the Whitley Bay/Cullercoats border.

There are five spacious bedrooms accompanied by two full family bathrooms (one on each of the upper floors) along with generous reception & dining space across the entire ground floor. You'll find a large eat-in kitchen/breakfast room with direct access to the rear decked courtyard, the front aspect bay-fronted living room sits at the heart of the home and offers a cosy space for family time. At the other end of this impressive home there is a separate dining room with feature fireplace that leads you to the conservatory which opens to the large enclosed lawned garden. Externally this house further benefits from mature shrubs & plant life surrounding the property, along with a walled garden and gated access that gives some sense of privacy.



TOTAL FLOOR AREA: 1782 sq.ft. (165.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the proposed purchase. It is not intended to be used as a contract. All dimensions are to the face unless otherwise stated. All to their own responsibility or otherwise can be given. Marked with reference 0222.

07/02/2022, 11:42 Energy performance certificate (EPC) - Flat in empty condition - GUYLIK

Energy performance certificate (EPC)		
24 Puccinella Avenue WHITLEY BAY NE15 2JN	Energy rating C	Valid until: 14 August 2023 Certificate number: 9533-3128-9108-0445-9208
Property type	Detached house	
Total floor area	146 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/the-energy-conservation-(part-l)-regulations-energy-efficiency-standards-landlord-guidance)		

<https://find-energy-certificate.service.gov.uk/energy-certificate/9533-3128-9108-0445-9208/print>

1/8