



27 Davison Avenue  
, Whitley Bay, NE26 1SA  
**£675,000**



**Trading Places**

Coastal and Country Property Specialists



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## 27 Davison Avenue

, Whitley Bay, NE26 1SA

Trading Places are honoured to welcome to the market this truly impressive four bedroom family home, offering spacious and versatile accommodation arranged over two floors and ideally suited to coastal family living.

This attractive 1920's semi-detached property occupies a generous corner plot with the added benefit of a detached garage and is perfectly positioned on the highly sought after Davison Avenue in North Whitley Bay. Rarely does an opportunity arise to purchase a home of this caliber in such an outstanding location.

The property is within easy walking distance of the vibrant Park View, with its selection of shops, cafés, bars and restaurants, and the stunning Whitley Bay seafront, making it perfectly suited to those seeking coastal living at its best. Excellent transport links are also close at hand.

Beautifully proportioned throughout, the accommodation briefly comprises: entrance porch, impressive hallway, two reception rooms, dining room, breakfasting kitchen, boot room, utility room and downstairs WC. To the first floor are four good-sized bedrooms, a family bathroom and an additional shower room, providing comfortable and practical family living. Externally, the property enjoys private front, side and rear gardens, along with a detached garage.

Early inspection is highly recommended to fully appreciate this rare to market home. Please contact Trading Places on 0191 251 1189 to arrange a viewing. Council Tax Band E. EPC Rating D.

### Entrance Porch

Hardwood timber front door with glazed inserts allowing for natural light into entrance porch. Tiled flooring and timber inner door with period stained glass insert and matching stained glass surrounding windows into the impressive entrance hallway. The porch also benefits from a large storage cupboard with port hole timber style window with decorative insert and leading.

### Entrance Hallway

The entrance hallway is grand and welcoming with a hardwood door with decorative panes and leading. Period wall panelling up to picture rail, ceiling coving, cast iron radiator and electric feature fire place with tiled insert and timber surround. Incorporating period style staircase with spindles and newel posts up to the first floor and doors to the reception rooms, dining room and breakfasting kitchen.

### Reception Room One

18'2 x 13'7 (5.54m x 4.14m)

Reception room one is side facing and incorporates a walk in double glazed bay window with decorative upper panes. Decorative feature fireplace with tiled insert, marble hearth and timber surround. Large double radiator, ceiling coving and picture rail.





### Reception Room Two

14'9 x 13'7 (4.50m x 4.14m)

Reception room two has a walk in corner bay window benefitting from double glazing and decorative upper panes. Ceiling rose, ceiling coving, picture rail and three single radiators make this a warm homely space. Feature fire place with marble insert and wood surround.

### Dining Room

9'7 x 8'9 (2.92m x 2.67m)

The dining room can easily accommodate a six seater table making it a great space for entertaining. Tall modern vertical radiator, ceiling coving, two double glazed windows providing outlook to rear garden.

### Breakfasting Kitchen

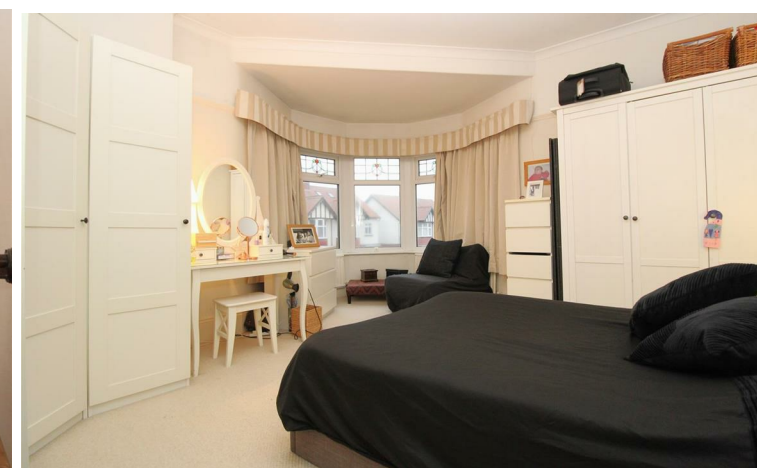
16'5 x 10'2 (5.00m x 3.10m)

This homely kitchen is tasteful and traditional. Benefitting from wall, base and draw units with contrasting wood worktops, upstands and Belfast sink. Integrated eye level double oven, gas hob and built in extractor fan into alcove. Space for fridge freezer, integrated dishwasher and an abundance of storage. Two double glazed windows providing outlook to the front and rear, picture rail, ceiling spotlights and entrance to boot room.

### Boot Room

8'3 x 7'8 (2.51m x 2.34m)

This great addition to the ground floor is bright and spacious. Two double glazed windows and door with glazed insert providing access to rear garden.







#### Utility

6'9 x 4'9 (2.06m x 1.45m)

This functional room has plumbing and space for a washing machine and tumble dryer. Wall shelving and cupboards provide additional storage. UPVC double glazed window provide outlook to private rear garden.

#### Downstairs WC

The downstairs toilet is modern and functional. Low level WC and mini wash basin with tiled splashback and exposed brickwork. Large modern vertical radiator.

#### Landing

The landing is spacious and flooding with natural light. Large double glazed stained glass window, ceiling coving and doors leading to all bedrooms, family bathroom and shower room, Loft access which is partially boarded with a ladder and light.

#### Bedroom One

14'02 x 13'4 (4.32m x 4.06m)

The master bedroom is front facing and benefits from a walk in bay double glazed window with decorative upper panes providing a fantastic outlook from its corner position. Ceiling rose, ceiling coving and two single radiators.

#### Bedroom Two

14'2 x 14'1 (4.32m x 4.29m)

Bedroom Two is front and side facing with a large double glazed window with decorative upper panes and window seat. Double radiator, shelving and storage into recess and ceiling coving.

#### Bedroom Three

14'5 x 10'3 (4.39m x 3.12m)

Bedroom three is front facing with UPVC double glazed window, double radiator and ceiling coving.

#### Bedroom Four

9'11 x 9'7 (3.02m x 2.92m)

Bedroom four is rear facing with a double glazed UPVC window, single radiator and ceiling coving.

#### Bathroom

This impressive sized family bathroom is traditional and stylish. Freestanding roll top bath, pedestal wash basin and low level WC. Brick effect tiled wall and UPVC double glazed window with obscure glass and ceiling coving. Large storage cupboard housing boiler.

#### Shower Room

This great addition to the second floor is modern and functional. Shower enclosure with rainfall shower mains, separate telephone-style attachment and tiled walls. Low level WC, pedestal wash basin with tiled splashback.

#### Front Gardens

The front gardens are private and paved. This fantastic corner plot has walled and fenced boundaries with mature trees and shrubs. Block paved entrance to front entrance. Gate access to rear and side gardens.

#### Rear Gardens

The rear garden is private and peaceful. Laid lawn, mature shrubs, paved patio area and fenced boundaries. Gated access to detached garage and front gardens

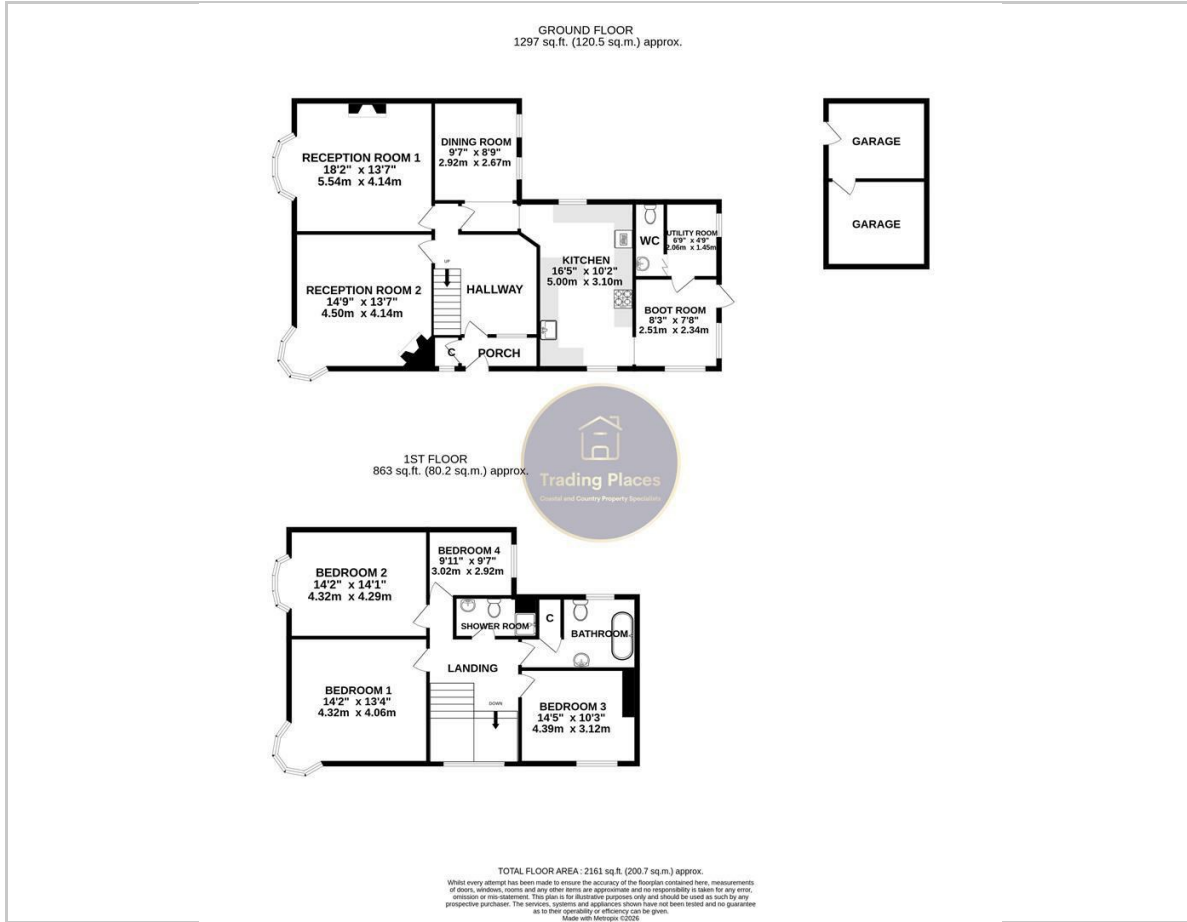
#### Detached Garage

The separate detached garage is large and spacious with a separate driveway entrance. Timber garage doors and separate timber door providing access via rear garden. Timber glazed window, light and electricity make this a functional space that can be used for a variety of purposes.





## Floor Plan

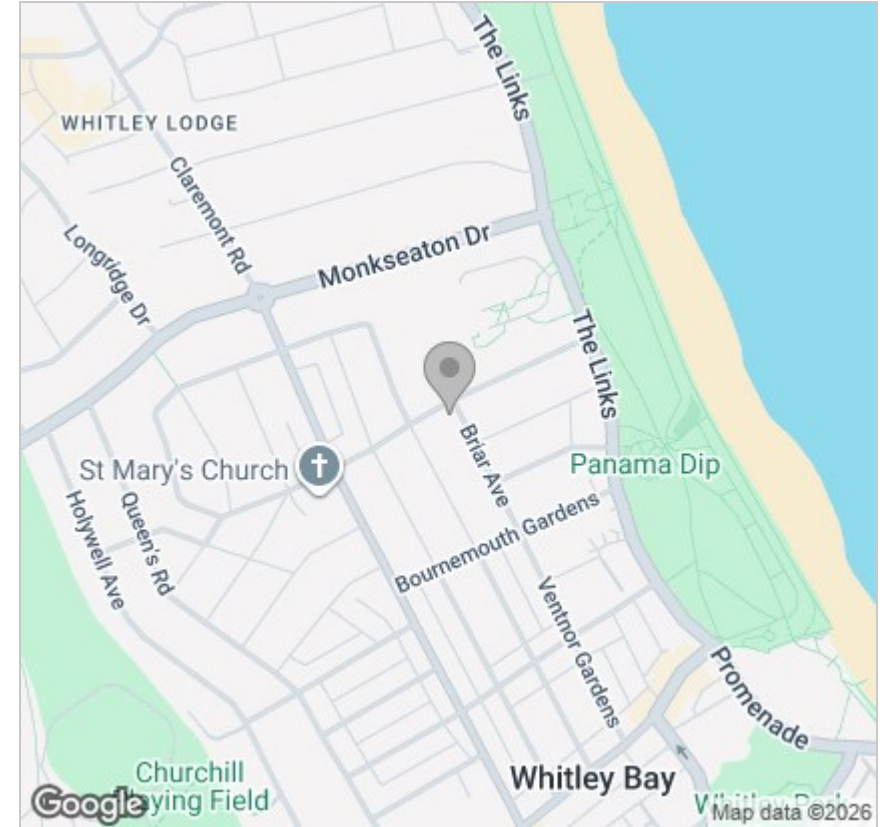


## Viewing

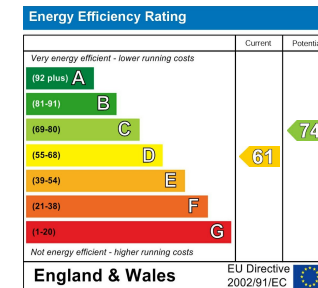
Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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