



85 Queens Road

, Whitley Bay, NE26 3AS

**Asking Price £599,950**



**Trading Places**

Coastal and Country Property Specialists



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## 85 Queens Road

, Whitley Bay, NE26 3AS

Trading Places are delighted to bring to market this impressive three bedroom semi-detached family home, offered for sale with no upper chain. Ideally positioned on the highly sought after Queens Road in Whitley Bay, this bright and spacious property presents a rare opportunity to acquire a home in such a prime coastal setting. The location offers an excellent selection of local shops, cafés, bars and restaurants, along with convenient road links, bus routes and access to the Metro. This home is also in the catchment for highly regarded schooling at all ages, making it perfect for a wide range of buyers.

The accommodation comprises a bright entrance porch leading into a welcoming hallway, with access to a spacious front-facing lounge and a superb open-plan rear living space. The kitchen diner flows seamlessly into a family room and home office area, creating a versatile and sociable layout. A utility/boot room and downstairs WC complete the ground floor. To the first floor, there are three well proportioned double bedrooms and a modern family shower room. Externally, the property boasts a substantial west-facing rear garden, ideal for outdoor living and entertaining, along with a driveway to the front providing off-street parking. There is also scope for further development, subject to the relevant permissions.

Within walking distance of the beach, seafront and Whitley Bay town centre, this home offers an excellent balance of generous living space and coastal lifestyle. Early inspection is highly recommended to fully appreciate this rare to the market property. Please call Trading Places on 0191-2511189 to arrange an appointment. Council Tax C. EPC Rating C.

### Entrance Porch

Accessed via a double glazed front door, the porch features a ceiling light and a timber internal door with decorative glazed panels leading through to the welcoming hallway.

### Hallway

The welcoming hallway is bright and airy, featuring attractive decorative flooring. Doors lead to the living room and home office, with a double radiator and staircase rising to the first floor.

### Living Room

17'4" (into bay) x 11'10" (5.30m (into bay) x 3.61m)

This spacious, front-facing living room offers a warm and inviting feel, enhanced by a large double glazed walk-in UPVC bay window that fills the room with natural light. There is an electric feature fireplace, attractive shelving set within the recesses, a radiator beneath the window, and decorative details including a ceiling rose and coving, along with a TV point.









#### Home Office

11'11" x 8'7" (3.64m x 2.62m)

The current owner has created a practical home office space, ideal for modern living. It features a built-in desk with storage beneath, a double radiator and ceiling lighting, with an opening through to the open-plan kitchen/dining room and a door providing access to the utility room.

#### Open Plan Kitchen Diner

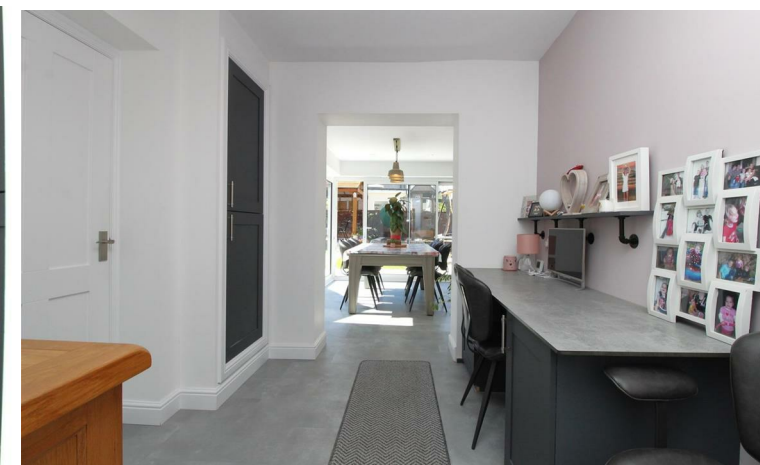
18'6" x 12'10" (5.64m x 3.93m)

This superb open-plan kitchen/diner is a fantastic extension added by the current owners, creating a bright and versatile space ideal for both everyday family life and entertaining. It comfortably accommodates a six-seater dining table, making it perfect for social occasions. The newly fitted kitchen comprises a range of wall, base and drawer units with contrasting worktops and upstands, incorporating a single oven, induction hob with overhead extractor, integrated dishwasher, and a graphite sink with mixer tap, along with space for a freestanding fridge freezer. The dining and relaxation area is enhanced by sliding double glazed doors opening onto the west-facing garden, seamlessly connecting indoor and outdoor living. Finished with luxury vinyl tile flooring and underfloor heating throughout, the space also benefits from a double glazed UPVC window, ceiling spotlights, and a flat roof skylight, flooding the room with natural light. Open plan access leads through to the family room, completing this impressive and sociable living space.

#### Family Room

11'7" x 8'1" (3.54m x 2.47m)

Accessed directly from the open-plan kitchen/diner, the family room offers a comfortable and versatile additional living space. It features a double radiator and TV connection, creating a warm and practical area ideal for relaxing or informal family use.











#### Utility/Boot Room

14'11" x 8'1" (4.55m x 2.48m)

This modern and highly practical utility/boot room is perfectly suited to busy family life. It offers a range of wall and base units providing excellent storage, along with space and plumbing for a washing machine and a sink with mixer tap. Finished with luxury vinyl tile flooring and a radiator, the room also benefits from an internal door to the garage and a UPVC door providing access to the rear garden.

#### Downstairs WC

The downstairs WC is neatly designed to make efficient use of space, fitted with a low-level WC and pedestal wash basin. Finished with luxury vinyl tiled flooring and ceiling spotlights, the room also benefits from a flat roof skylight providing natural light, a single radiator, and a wall-mounted boiler.

#### Landing

The bright and spacious landing benefits from a timber double glazed window, with a new UPVC window scheduled for installation May 2026, allowing for plenty of natural light. Doors provide access to all bedrooms and the shower room, and there is loft access with lighting and a boarded loft space for additional storage.

#### Bedroom One

16'9" (into bay) x 11'4" (5.11m (into bay) x 3.47m)

This spacious front facing bedroom features a walk-in UPVC bay window, allowing for plenty of natural light, along with a radiator for comfort. Finished with carpeted flooring and a ceiling light.

#### Bedroom Two

11'4" x 9'3" (3.47m x 2.82m)

Bedroom Two is a well proportioned rear facing room, featuring a timber-framed double glazed window with a new UPVC window due to be fitted May 2026, offering pleasant views over the west facing rear garden. The room also benefits from a radiator, making it a comfortable and inviting space.

#### Bedroom Three

9'11" x 8'0" (3.04m x 2.44m)

Bedroom Three is a well presented front facing room featuring a UPVC double glazed window providing natural light, along with a radiator for comfort.

#### Shower Room

The newly fitted shower room is stylish, modern, and highly functional. It features a large shower enclosure with a rainfall shower head and separate handheld attachment, alongside a vanity wash basin with storage below and a low-level WC. Finished with marble-effect shower tiling and contrasting flooring, the space also benefits from a double radiator, underfloor heating, ceiling spotlights, and a UPVC double glazed window with obscure glazing providing natural light and privacy.

#### Integral Part Garage

The current owners have taken part of the garage to incorporate the utility and downstairs WC. It remains accessible both internally and externally via electrically operated garage door. The garage also benefits from lighting and power, providing a practical and versatile storage.

#### Front Gardens

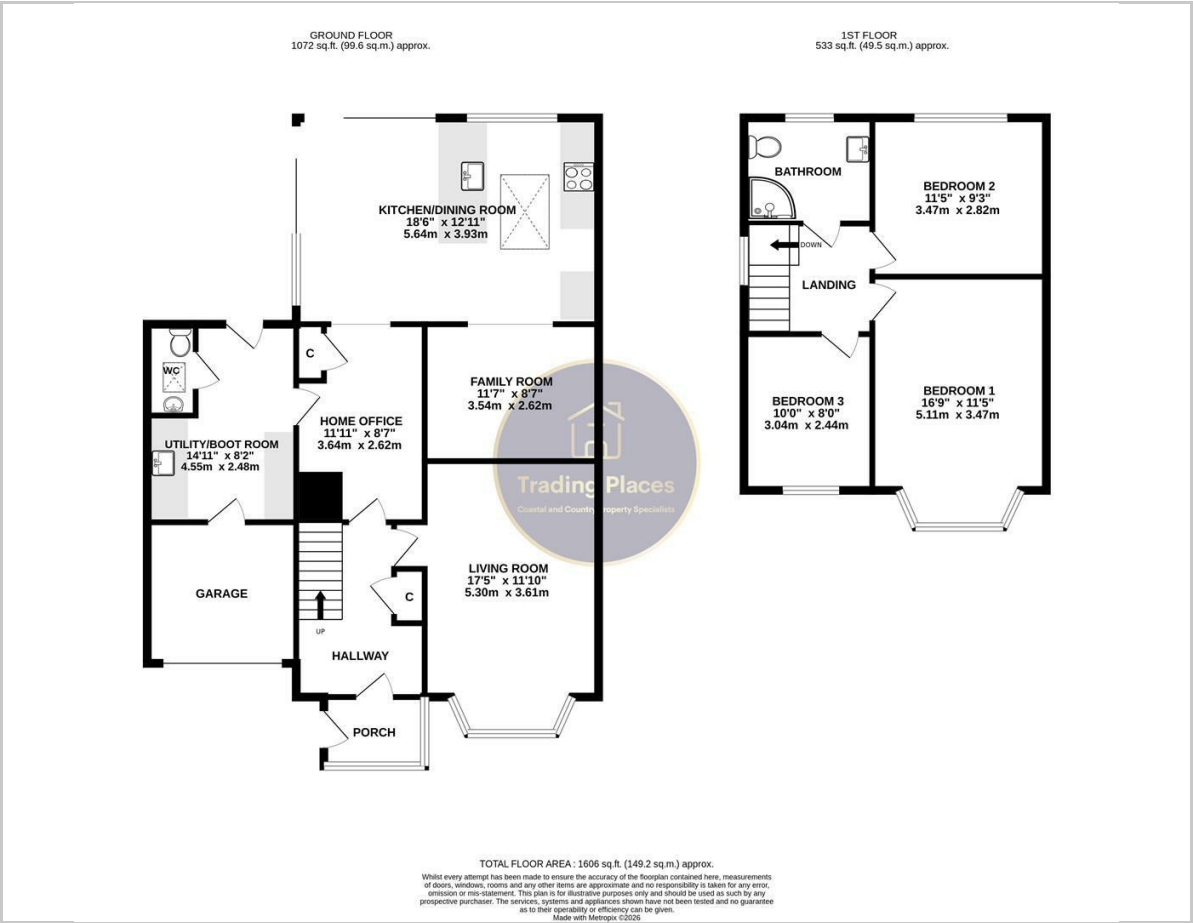
The front of the property features a driveway providing off-street parking, complemented by attractive walled boundaries that enhance the property's kerb appeal. The added benefit of an EV charger further enhances the practicality of this well-presented frontage.

#### Rear Garden

Substantial west-facing rear garden featuring newly laid porcelain tiles and generous lawn, enclosed by walled and fenced boundaries for privacy. The outdoor space offers a fantastic seating area, perfectly positioned to enjoy the afternoon and evening sunshine, making it ideal for relaxing or entertaining.



Floor Plan



Viewing

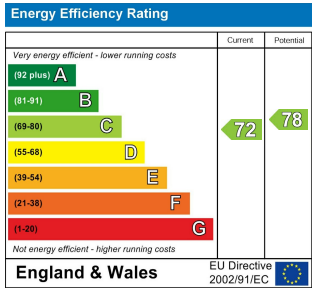
Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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