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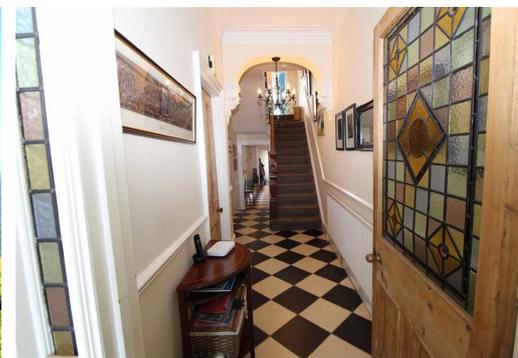


Trading Places



## Southcliff, Whitley Bay - £450,000

- Impressive Three Storey Mid Victorian Terrace
- Lounge, Dining Room
- Utility Room, Cloaks/w.c.
- Stunning Sea Views
- Breakfasting Kitchen
- Four Bedrooms



Whitley Bay Tel: 0191 251 1189



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## Southcliff, Whitley Bay

Trading Places are delighted to welcome to the market for sale this truly impressive three storey, four bedroom mid terrace Victorian period style family home. Perched on a clifftop with stunning sea views overlooking Cullercoat's Brown's Bay. Very rarely does an opportunity arise to purchase a property in such an outstanding location on this clifftop peninsular. Cullercoats was originally a fishing village and is steeped in history, being located on this beautiful coastline between Tynemouth and Whitley Bay and is supported by local shopping facilities, amenities and has easy access to transport links, with Cullercoats Metro station within walking distance for commuting to Newcastle and other coastal routes. The property offers spacious versatile living spread over three floors with some original period features and benefits from double glazing, gas central heating and briefly comprises: entrance vestibule, hallway with spindled staircase and beautiful stained leaded inner door, lounge to the front with period feature fireplace and open fire and superb sea views, dining room, breakfasting kitchen, utility room and cloaks/wc. To the first floor there are two bedrooms, one currently being used as a lounge with feature fireplace and again the beautiful sea views overlooking Brown's Bay, bathroom with four piece suite including free standing roll top bath, separate wc. To the second floor there are a further two bedrooms, both with sea views. Externally there is a large front garden and a patio yard to the rear. We strongly recommend an early inspection to appreciate this lovely family home. Please call us on 0191-2511189 to arrange an appointment. EPC Rating E.

### Entrance Vestibule

Wood panelled door with glazed fanlight above, deep ceiling coving, dado rail, tiled flooring and superb half leaded and stained glass panel door leading to:

### Entrance Hallway

Tiled flooring, feature arch with decorative plaster coble, staircase to first floor with spindled banister and newel post, deep ceiling coving, radiator and telephone point.

### Lounge 5.28 x 4.71 (17'4 x 15'5 )

Double glazed bay window to front elevation with sea views, chimney breast and alcoves with original period timber fireplace with tiled and cast iron inset on tiled hearth with open fire, deep ceiling coving, ceiling rose, picture rail, television point and stripped floorboards.

### Dining Room 4.35 x 4.99 (14'3 x 16'4 )

Glazed window to the rear, chimney breast and alcoves with wood fireplace with mirrored over mantle, tiled insert and hearth and living flame gas fire, deep ceiling coving and ceiling rose, picture rail, television point and stripped floorboards.

### Breakfasting Kitchen 3.05 x 5.72 (10'0 x 18'9 )

Fitted with an extensive range of Shaker style cream fronted wall and base units with roll top work surfaces, built in electric oven with gas hob and extractor chimney over, tiled splash backs, one and a half bowl sink and drainer, double glazed window to the side, tiled flooring, under stairs storage cupboard, radiator and door to utility. Ample space for table and chairs.

### Utility Room 3.39 x 1.97 (11'1 x 6'6 )

Fitted with a range of maple wood wall and base units, roll top work surfaces, single sink and drainer, tiled splash backs, plumbed for washing machine, double glazed window to the side. Door to side and tiled flooring.

### Cloaks wc





Low level wc, pedestal wash hand basin, tiled walls, tiled flooring glazed window to the rear and panelled ceiling.

### First Floor Landing

Half landing , and stairs to landing, dado rail, radiator and stairs to second floor.

### Bedroom 1/(or Drawing Room) 6.14 x 5.22 (20'2 x 17'2 )

Double glazed bay window and double glazed window to the front with sea vies over looking Brown's Bay, feature marble fireplace with marble hearth and polished cast iron horseshoe insert incorporating a living flame gas fire, coving to ceiling, picture rail, ceiling rose, radiator, television point and leaded stained glass door.

### Bedroom 2 4.33 x 40.4 (14'2 x 132'7 )

Double glazed window to the rear, chimney breast and alcoves with plaster effect fireplace tiled and cast insert and tiled hearth, coving to ceiling, picture rail and radiator.

### Bathroom/wc 3.08 x 3.49 (10'1 x 11'5 )

Four piece suite comprising free standing roll top bath, low level wc, vanity wash hand basin, double sized shower cubicle with plumbed shower, wall mounted boiler housed in wall cupboard, tiled flooring, double glazed window to side & rear and radiator.

### Separate wc

Double glazed window to the side, low level wc, corner wash hand basin, radiator and parquet wood flooring.

### Second Floor Landing

Double glazed Velux window, built in storage cupboard to rear, storage cupboard to landing and dado rail.

### Bedroom 3 4.74 x 5.89 (15'7 x 19'4 )

Double glazed window to the front elevation with sea views, double glazed Velux window to the front, radiator and built in storage cupboard.

### Bedroom 4 4.26 x 4.27 (14'0 x 14'0 )

Double glazed window to the rear with views out towards Tynemouth, and radiator.

### Externally

There is a lovely, generously sized front garden which is mainly lawned and benefits from a patio area and surrounded by mature shrub planting, with picket fence boundaries and gate opening out to the pedestrianised walkway at the front of the peninsular. At the rear there of the property there is a yard with high walled boundaries and access to rear service lane.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.



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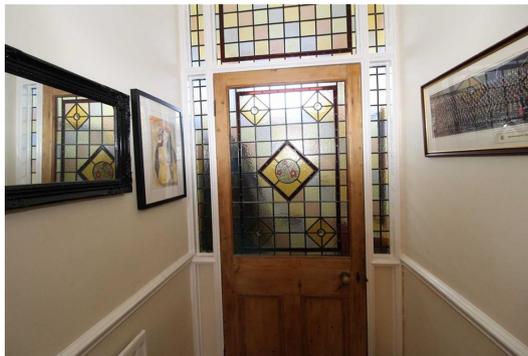
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