



Holywell Avenue Whitley Bay

Undoubtedly, one of the finest properties of its type currently on the open market. Very rarely does the opportunity arise to purchase such a unique and sought after Victorian home, circa 1900. Thoughtfully and meticulously designed and presented. Beautifully extended, with charming, period features throughout, and presented over three floors. Nestled on the much loved, tree lined Holywell Avenue, one of the most sought after streets in North Whitley Bay. Within the catchment area for excellent schooling, just a short walk from both our gorgeous beach and coastline and close to the award winning Whitley Bay town centre, eateries and Metro. With a stunning, westerly rear garden, overlooking Churchill Playing Fields, the enclosed and tranquil garden has been redesigned and landscaped, perfect for family days, long sunny evenings and entertaining. A magnificent hallway welcomes you with sweeping, original staircase taking you up to the first and second floor landing areas. The majestic, front facing lounge enjoys a wonderful bay window with double glazed sash windows, original plasterwork and cornice, splendid feature fireplace with living flame, gas fire and granite hearth. A warm and cosy haven is awaiting you in the stunning, open plan family dining kitchen and sitting area with door out to the garden area. Make memories with nights around the beautiful fireplace and wood burning stove whilst entertaining or relaxing with family. Enjoy the traditional style, extensively fitted dining kitchen with central island, integrated appliances, and range cooker. Fabulous rear lounge extension with roof lantern, completely versatile with potential to enjoy as a dining room or snug, additionally benefitting from patio doors out to the garden area. Downstairs w.c., separate utility room with access through to the garage. The first floor boasts four bedrooms, three of which are double and a luxurious four piece family bathroom suite. To the second floor there is one large double bedroom with cast iron fireplace and a second, luxurious four piece family bathroom, there is also excellent storage into the eaves. There is a sunny garden to the rear of the property, planned to enjoy every aspect of your day. Front garden and driveway, garage with electrically operated door, alarm security system. We have no doubt that you will fall in love with this gorgeous home, just as we have!

Agents Note: Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer.

£995,000

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Entrance Door into:

ENTRANCE HALLWAY: A majestic and grand square hallway with a sweeping, original, turned staircase up to the first floor, Amtico flooring, two large cloak rooms with original porthole windows, two radiators, feature arch, cornice, picture rail and dado. Large stained leaded light window to half landing area allowing maximum light to stream through this wonderful hall and landing area.

FRONT LOUNGE: 18'6 x 14'9, (5.64m x 4.50m), with measurements into alcoves and feature bay with three large double glazed sash windows, fitted shelving and storage into alcoves, stunning plaster work, cornice and picture rail. The striking fireplace presents a beautiful focal point for the formal lounge area with gas, living flame fire and granite hearth.

REAR FAMILY LOUNGE: (rear): 18'0 x 14'9, (5.49m x 4.50m), measurements into alcoves, a fabulous, open sitting room overlooking the rear garden and opening into the dining kitchen, with large double glazed picture windows and door opening out to the garden area. Stunning fireplace with recessed hearth, cast iron, multi fuel burning stove, hearth, feature plasterwork, cornice and delft rack, solid wood flooring, vertical ladder radiator, open to:

BREAKFASTING KITCHEN: (rear): 17'8 x 14'0, (5.38m x 4.27m), an outstanding, re-designed and fitted family breakfasting kitchen, creating a traditional country kitchen ambience with contemporary and stylish luxuries. Central-Island breakfasting bar with integrated sockets and phone charger, wood worktop. A range of rustic cream base, wall and drawer units, granite worktops, one and a half bowl sink unit with hot and cold mixer taps, additional instant hot water tap, integrated dishwasher, feature Inglenook with recess, brick effect tiling, range cooker, recessed cooker hood, cornice to ceiling, spotlights, recess housing fridge freezer, wood flooring, double glazed Georgian Bar window overlooking the rear garden, door to:

REAR LOUNGE: 12'2 x 11'5m (3.71m x 3.48m), a sunny, warm rear lounge with double glazed French doors opening to the rear garden, large roof lantern, spotlights to ceiling, two vertical radiators, wood effect laminate flooring, door to:

DOWNSTAIRS CLOAKS/W.C: vanity sink unit with hot and cold mixer taps, low level w.c. with recessed flush, spotlights to ceiling, chrome radiator, extractor, tiled splashbacks, modern flooring.

UTILITY ROOM: 8'8 x 6'3, (2.64m x 1.91), fitted base and wall units, roll edge worktops, single drainer sink unit with hot and cold mixer taps, laminate flooring, spotlights to ceiling, radiator, fitted shelving, door to garage.

FIRST FLOOR LANDING AREA: cornice to ceiling, turned staircase to the second floor, airing cupboard, shelving, dado rail, radiator, door to:



FAMILY BATHROOM: 9'2 x 9'0, (2.79m x 2.74m), A luxurious and spacious family bathroom, comprising of, bath with tiled panel, double walk in shower cubicle with chrome shower and additional forest waterfall spray. Floating, high gloss vanity sink unit with hot and cold mixer taps, floating w.c. with recessed flush, mirror with lighting, vertical radiator, tiled floor, tiled walls, two double glazed windows with shutters, panelling and spotlights to ceiling.

BEDROOM ONE: (front): 18'2 x 14'7, (5.53m x 4.45m), with measurements into alcoves, three double glazed windows, stylish and quality fitted wardrobes with mirrored front, co-ordinating drawers, hanging and storage space, cornice to ceiling, radiator.

BEDROOM TWO: (rear): 18'6 x 14'5, (5.64m x 4.39m), an outstanding second bedroom with views over Churchill Playing Fields, large double glazed window, feature period fireplace with original cast iron fireplace, fitted wardrobes, radiator.

BEDROOM FOUR: (rear): 13'5 x 8'2, (4.09m x 2.48m), superb sized double bedroom again, enjoying the rear open aspect. Currently utilised as an office with fitted desk, drawers, shelving and storage, double glazed window, radiator.

BEDROOM FIVE: (front): 13'4 x 7'0, (4.09m x 2.13m), radiator, double glazed window.

SECOND FLOOR HALF LANDING: fitted shelving/bookcase, up to:

FAMILY BATHROOM: 12'3 x 7'7, (3.73m x 2.31m), Luxurious four piece bathroom suite, comprising of, shower cubicle with chrome shower, bath with hot and cold mixer taps, floating sink unit with mixer taps, low level w.c. with push button cistern, ladder radiator, half tiled walls and tiled shower area, tiled floor, Velux window, extractor.

SECOND FLOOR LANDING AREA: large walk in storage area into eaves with hot water tank, shelving and storage.

BEDROOM THREE: (rear): 13'9 x 13'0, (4.19m x 3.96m), double glazed dormer window enjoying open aspect, cast iron feature fireplace, radiator.

EXTERNALLY: A stunning, west facing, landscaped rear garden, walled for maximum privacy, paved patio areas in multiple spots to enjoy both the sunshine and entertaining areas. Garden laid to lawn, raised borders with well stocked shrubs, flowers and plants, log store, large outside storage area with electric, outside tap, outside electrics. Front garden with driveway, paving, borders and hedging, double glazed door into garage and electric roller door into the garage area. The generous sized garage is fitted with both walled and ceiling storage.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: G

EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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