



## Evesham Avenue Whitley Bay

A fine example of period architecture awaits you with this quite fabulous, Mock Tudor semi-detached house, circa 1920, oozing charm, character and ample style relating to the recently passed Edwardian era. Located on a highly sought after street in North Whitley Bay, just a short walk from the Beach, vibrant town centre, schools of excellence and local transport and Metro, this really is a fantastic family home. Beautifully presented throughout and boasting ample light and space, together with a high level of flexibility to suit your lifestyle. An entrance vestibule welcomes you, opening into a grand and impressive hallway, downstairs cloakroom/w.c., front facing lounge with bay window and original fireplace with cast iron gas, coal effect fire, the lounge opens through into the beautiful dining room, pleasantly overlooking the rear garden, also showcasing a stunning fireplace and gas, living flame fire. Gorgeous family dining kitchen, perfect for entertaining and family life, contemporary and stylish with integrated appliances. The first floor landing is wonderful, split level and adding a real "wow" factor to the property. There are four double bedrooms to the first floor plus an additional study/single bedroom opening into a unique sun lounge or reading room, (currently utilised by the owners as a gym). A luxurious family bathroom offers a separate shower cubicle, "his and hers" washbasins and a large bath, additional separate w.c. Unusually, this property boasts a private rear garden with storage, side access to both the garage with electric roller door and to the front, block paved driveway, which can easily house at least two cars. So proud to welcome this lovely home to the market and welcome the family ready to make their future memories!

**£585,000**

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)



# Evesham Avenue

## Whitley Bay

Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: cornice to ceiling, Georgian Bar double glazed door to:

ENTRANCE HALLWAY: 14'6 x 9'8, (4.42m x 2.95), Impressive and spacious hallway with original, turned staircase to the first floor, stunning, newel post, cornice to ceiling, dado rail, recessed cloaks area, radiator, under-stair cupboard, door to:

LOUNGE: (front): 17'9 x 14'2, (5.41m x 4.32m), a wonderful, front facing lounge with measurements into Georgian Bar double glazed window and into alcoves, original period fireplace with cast iron, gas, coal effect fire, tiled inset and marble hearth, original delft rack, radiator, cornice to ceiling, the lounge opens through to the dining room allowing maximum light to flow beautifully, whatever the time of day

DINING ROOM: (rear): 18'6 x 17'0, (5.64m x 5.18m), with measurements into alcoves and feature Georgian Bar, double glazed bay window with views over the rear garden, cornice to ceiling, gorgeous fireplace with gas, coal effect fire, radiator, additional Georgian Bar double glazed window

DINING KITCHEN: (rear and side): 22'5 x 14'0, (6.83m x 4.27m), maximum measurements. A perfect family dining kitchen with ample space, light and versatility. Pleasantly overlooking the rear garden and providing access out to the side garden and garage area. The kitchen is fitted with a contemporary and stylish range of soft close, base, wall and drawer units, contrasting worktops, under-unit lighting, integrated double oven, gas hob, cooker hood, integrated fridge freezer, dishwasher, brick effect tiling, laminate flooring, three double glazed windows

FIRST FLOOR LANDING AREA: Fabulous, split level first floor landing, providing space should the new owners wish to extend into the loft area, (subject to planning and building regulations), loft access with pull down ladders, we have been advised that the loft is fully insulated and boarded, with fitted carpets, light and Velux window looking towards the sea, the landing in addition has a radiator, cornice to ceiling

BEDROOM ONE: (front): 17'9 x 14'3, (5.41m x 4.34m), with measurements into double glazed bay window and alcoves, two radiators

BEDROOM TWO: (rear): 15'8 x 11'2, (4.78m x 3.40m), plus depth of alcoves, radiator





**BEDROOM FOUR:** (front): 11'0 x 7'8, (3.35m x 2.33m), currently utilised as a craft room this excellent sized bedroom is front facing and has double glazed window, radiator, laminate flooring, cornice to ceiling

**FAMILY BATHROOM:** (rear): 19'8 x 5'5, (5.99m x 1.65m), luxurious family bathroom in white, comprising of, large bath with hot and cold mixer taps, floating, stylish "his and hers" vanity washbasins with mixer taps, low level w.c. with push button cistern, separate shower cubicle with chrome shower, large airing cupboard, fully tiled walls and floor, heated, light up mirrors, chrome ladder radiator, spotlights to ceiling

**ADDITIONAL CLOAKS/W.C.:** Additional w.c. to the first floor landing area, with low level w.c. with push button cistern, fully tiled walls and floor, double glazed window

**SPLIT LANDING:** double glazed window, dado rail, radiator, door to:

**BEDROOM THREE:** (front): 14'3 x 7'4, (4.34m x 2.24m), excluding depth of fitted wardrobes, providing ample hanging and storage space, radiator, double glazed window

**STUDY/BEDROOM FIVE:** (rear): 9'2 x 7'7, (2.79m x 2.31m), currently utilised as a study for the current owners but has flexibility for a single bedroom, radiator

**READING ROOM/GYM:** 12'0 x 8'0, (3.66m x 2.44m), such a lovely versatile room, currently used as a gym, could also be enjoyed as a garden or sitting room

**EXTERNALLY:** Beautiful, enclosed rear garden, patio, feature gravelling, shed, side path with access to front, block paved driveway, double glazed door into :

**GARAGE:** with useful rear utility area, plumbed for automatic washing machine, combination boiler, excellent storage, electric garage door to front driveway

## 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: E**

**EPC Rating: D**

WB2089/AI/AI/7/10/23/V.2







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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