



Garden Terrace Earsdon Village

An outstanding, larger, Victorian, end of terrace family home, circa 1904. Oozing charm, character and period features and located in the heart of the beautiful and highly sought after Earsdon Village. Enjoy wonderful walks, a caring and active community and lots of village history, whilst still benefiting from the close proximity of shops, schools, bus routes, Metro to either direction of the village, and of course, an approximate 5-10 minute drive to our award winning Whitley Bay town centre and beaches. The property has been loved by the current family for well over 67 years, with ample space and the added benefit of an enclosed front garden and large garage. Gorgeous views to the front, side and rear, you really will be spoiled for which room to enjoy first! Entrance vestibule, hallway with fabulous, original staircase, front facing lounge overlooking the front garden from the bay and boasting a stunning open fire. A separate family room awaits you proving completely versatile, depending on your family requirements, also boasting an open fire, family breakfast room with original open fire, downstairs cloaks/wc. Rustic kitchen with integrated appliances, access to the large garage. Impressive first floor landing and luxurious bathroom with freestanding bath and separate shower cubicle. Three large double bedrooms, the principle bedroom with stylish fitted wardrobes, an excellent sized garage, small rear courtyard and generous front garden, walled and gated.

£385,000

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Garden Terrace

Earsdon Village

Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: picture rail, cornice to ceiling, half glazed door through to:

ENTRANCE HALLWAY: Impressive hallway with original staircase to the first floor, radiator, cornice and picture rail, under-stair cupboard, door to:

LOUNGE: (front): 19'0 x 17'3, (5.79m x 5.26m), a stunning front room with measurements into feature double glazed bay window and alcoves, wood flooring, period fireplace with open fire, picture rail, cornice and ceiling rose, radiator, a perfect Christmas room overlooking the front garden area!

FAMILY ROOM: (side/rear): 15'7 x 12'5, (4.75m x 3.78m), with a beautiful position looking towards the side park and allotment area, original tiled fireplace with open fire, wood floor, radiator, double glazed window, picture rail and cornice

BREAKFAST ROOM: (rear): 11'8 x 9'9, (3.56m x 2.97m), fabulous room with tiled fireplace and open fire, wood flooring, double glazed window, radiator, cornice to ceiling, through to the kitchen and door to:

DOWNSTAIRS CLOAKS/W.C: Contemporary cloaks and w.c., comprising of, pedestal washbasin, low level w.c. with push button cistern, double glazed window, wall mounted heater

KITCHEN: (rear): A rustic and stylish kitchen incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, cooker hood, microwave, fridge and freezer, washing machine and dishwasher, one and a half bowl sink unit with mixer taps, tiled floor, double glazed window, radiator, spotlights to ceiling, door to garage



HALF LANDING AREA: Stairs up to the first floor landing, door to:

FAMILY BATHROOM: 13'8 x 9'9, (4.17m x 2.97m), a luxurious, family bathroom, light and airy, presenting, roll top, freestanding bath with hot and cold mixer taps and shower spray, separate shower cubicle with chrome shower and forest waterfall spray, pedestal washbasin, Victorian style w.c. with flush, two double glazed windows, wood floor, radiator, spotlights to ceiling

FIRST FLOOR LANDING AREA: loft access, the loft has a Velux window, skylight allowing maximum light onto the landing, picture rail, door to:

BEDROOM ONE: (front): 15'5 x 14'5, (4.70m x 4.39m), superb sized principle bedroom with two double glazed windows and gorgeous views, stylish fitted wardrobes providing ample hanging and storage space, cornice to ceiling, radiator

BEDROOM TWO: (side): 15'7 x 10'8, (4.75m x 3.25m), enjoying lovely views to the side over the park and allotment area, two double glazed windows, radiator, wood flooring, picture rail

BEDROOM THREE: (front): 11'7 x 8'1, (3.53m x 2.46m), radiator, double glazed window, carpet flooring

EXTERNALLY: A lovely, private and enclosed front garden, walled with hedging, lawn, borders and patio area, gated access, courtyard garden area to the side, rear garage with roller door and additional door to side, storage, electrics and lighting

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: D

EPC Rating: D

WB2097/AI/AI/21/10/23/V.2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(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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