



Turner Street West Allotment

A popular family semi detached house, within West Allotment village, convenient for local shops, bus routes and the Metro. With excellent transport links to the A1058 City Centre and the A19 North and South and a short drive from the Silverlink Retail Park and Cobalt Business Park. The property is available with no onward chain and some updating is required. Entrance hallway, lounge, superb sized dining kitchen, conservatory. Two bedrooms to the first floor and an additional study/nursery, bathroom. Enclosed rear garden, pleasant aspect to the rear overlooking private allotments. Driveway and garage to the front. Gas radiator central heating system, double glazing. No Onward Chain! Leasehold: 99 years from 17/6/83, (59 years remaining), Ground Rent: £40 per year, EPC: TBC, Council Tax Band; A

Offers in Excess Of: £100,000

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

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk

Turner Street

West Allotment

Double Glazed Entrance Door to:

ENTRANCE LOBBY: staircase to the first floor, radiator, door to:

LOUNGE: (front): 15'3 x 10'7, (4.66m x 3.26m), a spacious, light and airy lounge with feature fireplace and electric fire, radiator, double glazed window, dado rail, wood effect laminate flooring

DINING KITCHEN: (rear): 13'8 x 11'4, (4.20m x 3.47m), an excellent sized family dining kitchen, with a fitted range of base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, combination boiler, single drainer sink unit with mixer taps, plumbed for automatic washing machine, double glazed window, large under-stair cupboard, radiator, double glazed patio doors to the conservatory

CONSERVATORY: 8'8 x 8'4, (2.68m x 2.56m), tile effect flooring, double glazed French door to the rear garden

FIRST FLOOR LANDING AREA: double glazed window, loft access, airing cupboard

BEDROOM ONE: (front): 12'5 x 7'6, (3.81m x 2.31m), excluding depth of sliding mirrored wardrobes, radiator, double glazed window

BEDROOM TWO: (rear): 12'2 x 7'6, (2.40m x 2.31m), radiator, double glazed window

NURSERY/STUDY: (front): 7'1 x 5'9, (2.16m x 1.79m), radiator, double glazed window

BATHROOM: 7'9 x 5'8, (2.40m x 1.76m), comprising of, bath, vanity sink unit, low level w.c., double glazed window, fully panelled walls, radiator

EXTERNALLY: Private and enclosed, low maintenance rear garden with shed, gated access to rear, front driveway garage

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 99 years from 17 June 1983 (59 years remaining)

Ground Rent: £40 per annum

Council Tax Band: D

EPC Rating: A

WB2191/AI/DB/30.11.2023/V.1



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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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