



Elford Close Whitley Bay

A stunning location and home, beautifully positioned and not directly overlooked, this gorgeous property really will capture your heart as soon as you see it! Just a three minute drive from our fabulous beach and promenade, a short walk to Sainsburys, the Metro and local bus routes and close to most local amenities, it really is perfect if you are looking for a home with privacy yet doorstep access to all that there is to offer in our local area. Elegantly presented throughout with a light and airy feel, the space in this property has been thoughtfully designed and maximised. There is a generous lounge/dining area with French doors overlooking and opening out to the rear garden, a stylish and contemporary kitchen which flows from the living area with integrated appliances, landing with attractive sliding mirrored wardrobes and a large double bedroom with stylish wardrobes, the bathroom is modern with shower and you will love the outside space that also goes with this property! The garden is fenced and enclosed with patio, lawn and borders and there is a gated access providing joint access out to the front of the house, your parking is private and allocated in a bay. Freehold, EPC: C, Council Tax Band: B, Gas, Electric, Water, Sewerage: Mains Connected, Broadband: Fibre, Mobile Signal: Yes, Parking: Allocated Bay

£170,000

ROOK
MATTHEWS
SAYER

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

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



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Double Glazed Entrance Door to:

ENTRANCE LOBBY: Cloaks area, opening into:



LOUNGE/DINING ROOM: 12'1 x 11'9, (3.68m x 3.58m), plus stair recess, a beautiful, light and airy room with delightful recessed dining area, double glazed French doors opening out to the rear garden, staircase to the first floor, radiator, laminate flooring, open through to:



KITCHEN: (rear): 11'8 x 5'5, (3.56m x 1.65m), stunning, stylish fitted kitchen, incorporating a range of white, base, wall and drawer units, contrasting worktops, integrated electric oven, gas hob, stainless steel cooker hood, brick effect tiling, double glazed window, one and a half bowl sink unit with mixer taps, plumbed for automatic washing machine, wood effect flooring



FIRST FLOOR LANDING AREA: stylish, mirrored wardrobes providing ample hanging and storage space, loft access with pull down ladders which we understand is floored with a light, door to:

BEDROOM ONE: (rear): 9'1 x 8'6, (2.77m x 2.59m), excluding depth of sliding, attractive wardrobes, providing further useful storage, radiator, double glazed window



BATHROOM: fabulous, modern, white bathroom, comprising of, bath with hot and cold mixer taps, chrome shower with additional forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, fully tiled walls, tile effect flooring, chrome radiator, double glazed window



EXTERNALLY: Private and enclosed rear garden, with patio and lawn, borders, gated access shared with number one, providing access to the front of the property. Allocated parking bay



PRIMARY SERVICES SUPPLY

- Electricity: MAINS
- Water: MAINS
- Sewerage: MAINS
- Heating: MAINS
- Broadband: FIBRE
- Mobile Signal: YES
- Parking: ALLOCATED PARKING BAY

RESTRICTIONS AND RIGHTS

Access through garden

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: B

EPC RATING: C

WB2253.AI.AI.19/01/24.V.2





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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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