



Western Way Whitley Lodge, Whitley Bay

Imagine being just a short stroll from the beach and promenade, located on a highly sought after estate, close to local shops, restaurants and bus routes, and of course, within the catchment area for local schools of excellence? Oh, and how about a generous South facing garden too? Then Western Way could be just perfect for you. We were so impressed by the space, light and tastefully presented rooms throughout and can't wait for you to see it! There is a useful entrance porch, spacious hallway with wood floor, lounge with exposed brick recess flowing into the gorgeous, family dining kitchen with integrated appliances and patio doors out to the rear garden, access to 25'5 length garage with rear utility area and access to the garden. The first floor offers a spacious landing area, three generous bedrooms and a modern, family bathroom with shower. The garden is enclosed and boasts a sunny aspect, mainly lawned with some paving to patio areas, front driveway and lawn, garage.

£370,000

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Whitley Lodge

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Double Glazed Entrance Door to:

ENTRANCE PORCH: Useful entrance porch, door opening to:

ENTRANCE HALLWAY: spacious hallway with oak staircase to the first floor, radiator, wood flooring, small under-stair cupboard, oak door to:



LOUNGE: (front): 15'0 x 13'6, (4.57m x 4.12m), with measurements into alcoves, double glazed bow window allowing maximum light into the room, exposed brick fireplace and recessed hearth, radiator, coving to ceiling, wood floor, opening through to:



DINING KITCHEN: (rear): 20'3 x 10'5, (6.15m x 3.18m), fabulous sized dining kitchen with double glazed patio doors opening out to the garden, the South facing aspect allows maximum light into the room. The kitchen is fitted with a stylish range of base, wall and drawer units, contrasting worktops, integrated double oven, induction hob, cooker hood, large double Belfast sink with chrome hot and cold mixer taps and spray, integrated dishwasher, spotlights to ceiling, wood floor, double glazed window, two vertical radiators, door to garage/rear utility

FIRST FLOOR LANDING AREA: double glazed window, landing, oak door to:

BEDROOM ONE: (front): 14'5 x 11'1, (4.39m x 3.38m), oak door, radiator, double glazed window

BEDROOM TWO: (rear): 11'5 x 9'2, (3.48m x 2.79m), oak door, radiator, double glazed window, fitted cupboard

BEDROOM THREE: (front): 9'1 x 8'2, (2.77m x 2.48m), oak door, excellent size bedroom, radiator, double glazed window



BATHROOM: 8'7 x 5'7, (2.62m x 1.7m), A beautifully presented bathroom consisting of, bath with hot and cold mixer taps, chrome shower, half pedestal washbasin with mixer taps, low level w.c. with push button cistern, wood effect laminate flooring, brick effect tiling, spotlights to ceiling, two double glazed window, radiator

EXTERNALLY: A gorgeous, South facing garden, enclosed, mainly lawned with additional paved patio areas and electric point, front driveway, walled, door to:

GARAGE: 25'5 x 8'4, (7.72m x 2.54m), door out to rear garden, combination boiler, plumbed for automatic washing machine

PRIMARY SERVICES SUPPLY

- Electricity: MAINS
- Water: MAINS
- Sewerage: MAINS
- Heating: MAINS
- Broadband: FIBRE (PREMISES)
- Mobile Signal Coverage Blackspot: NO
- Parking: DRIVEWAY AND GARAGE

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: C

EPC RATING: D

WB2336.AI.AJ.27/2/24.V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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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