



Beamish Court Whitley Bay

Sought after semi-detached bungalow in this beautiful cul-de-sac. Boasting an enviable corner position with sunny aspect and offering no onward chain. Within close proximity to local shops and bus routes and approximately a five to ten minute drive from our gorgeous coastline and town centres. Entrance hallway, lounge with feature bow window and fireplace, modern electric fire, fitted kitchen overlooking the rear garden and with access to the garage. Two double bedrooms, the principle bedroom with fitted wardrobes, family bathroom with shower. We understand that the loft has been half boarded for storage purposes. Mature garden to the rear and side with patio, lawn and borders, access to the front garden area with long driveway with parking for 2/3 cars. Gas radiator central heating system, double glazing.

£250,000

ROOK
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3 Beamish Court Whitley Bay

Entrance Door to:

ENTRANCE LOBBY: door to:

ENTRANCE HALLWAY: loft access, pull down ladders, we understand that the loft is half boarded for storage purposes, radiator, door to:



LOUNGE: (front): 18'8 x 11'3, (5.69m x 3.43m), into recess, fabulous sized lounge with feature double glazed bow window, radiator, attractive feature fireplace and electric fire



KITCHEN: (rear): 10'0 x 8'4, (3.05m x 2.54m), pleasantly overlooking the rear garden area, with a range of, base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, gas point, double glazed window, door to garage



BEDROOM ONE: (rear): 11'3 x 11'8, (3.43m x 3.56m), including depth of sliding fitted wardrobes, radiator, double glazed window overlooking the garden area

BEDROOM TWO: (front): 10'9 x 8'4, (3.28m x 2.54m), spacious double bedroom with feature double glazed bow window, radiator

BATHROOM: White bathroom suite comprising of, bath, electric shower, pedestal washbasin, low level wc., fully tiled walls, tiled floor, radiator, double glazed window

EXTERNALLY: Private and enclosed rear and side garden area, patio, lawn, borders with shrubs and plants, side patio area. Front landscaped garden with long driveway, housing potentially 2/3 cars, up and over door to:

GARAGE: 22'3 x 7'5, (6.78m x 2.26m), double glazed window, plumbed for automatic washing machine, door out to the rear garden

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

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

Agents Note - Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of Rook Matthews Sayer.

COUNCIL TAX BAND: C

EPC RATING: TBC

WB2385.AI.AI.25/03/24.V.1





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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