



Beverley Road Whitley Bay

A superb family end-terrace home, in such a sought after location. Convenient for local shops, bus routes and within the catchment are for popular local schools. The property is available with no onward chain and boasts a fabulous rear garden with outhouse. Entrance hallway, spacious lounge with feature fireplace and gas, coal effect fire, opening into the separate dining area with feature bay window. Gorgeous, contemporary, re-fitted kitchen with integrated appliances. Three double bedrooms to the first floor, the principle bedroom with fitted storage, stylish and modern shower room with separate w.c. The front garden has potential for a driveway with consent and has access through to the garden.

£225,000

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 HALLWAY: Turned staircase to the first floor, radiator, under-stair cupboard, dado rail, door to:

LOUNGE: (front): 13'3 x 13'0, (4.04m x 3.96m), into alcoves, excellent size front facing lounge with access to both kitchen and through to the dining room, attractive feature fireplace with gas, coal effect fire, marble hearth and back panel, radiator, two double glazed windows, bi-fold doors to:



DINING ROOM: (front): 12'7 x 10'4, (3.84m x 3.15m), with measurements into alcoves and double, glazed bay window, radiator

KITCHEN: (rear): 14'9 x 5'5, (4.50m x 1.65m), gorgeous, contemporary kitchen, re-fitted to incorporate a range of base, wall and drawer units, roll edge worktops, integrated dishwasher, integrated washing machine, fridge freezer, electric oven, hob and cooker hood, large storage cupboard into recess, radiator, modern tiling, double glazed door out to the rear garden, tile effect flooring, spotlights to ceiling



FIRST FLOOR LANDING AREA: access to fully boarded and carpeted loft via pull down ladder, door to:

SEPARATE W.C.: low level w.c., double glazed window, radiator

BEDROOM ONE: (front): 12'2 x 9'6, (3.71m x 2.90m), plus recess and depth of storage cupboards, two double glazed window, radiator

BEDROOM TWO: (front): 9'6 x 9'4, (2.90m x 2.84m), plus alcoves, radiator, double glazed window



BEDROOM THREE: (rear): 9'7 x 9'1, (2.92m x 2.77m), maximum measurements, radiator, double glazed window

SHOWER ROOM: Contemporary shower room, comprising of, walk in shower cubicle, chrome shower with additional forest waterfall spray, pedestal washbasin, modern panelling to walls, panelling to ceiling with spotlights, tile effect flooring, part tiling to walls, ladder radiator, double glazed window

EXTERNALLY: Large enclosed rear garden, perfect for families. Mainly lawned with mature, well stocked borders, outhouse and greenhouse, paving, gated access to the front garden area, with lawn and potential for driveway, subject to dropped kerb planning permission

TENURE: FREEHOLD

PRIMARY SERVICES SUPPLY

- Electricity: MAINS
- Water: MAINS
- Sewerage: MAINS
- Heating: MAINS
- Broadband: ADSL
- Mobile Signal Coverage Blackspot: NO
- Parking: ON STREET, POTENTIAL DRIVE SUBJECT TO DROPPED KERB PERMISSION

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.

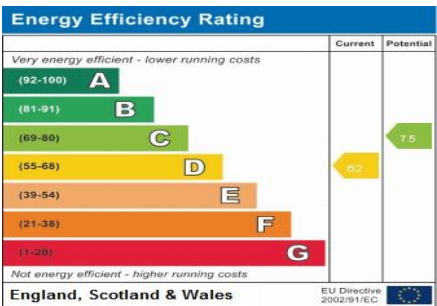
TENURE

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: A

EPC RATING: D

WB2351.AI.AJ.27/2/24.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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