



## The Gardens

### Monkseaton, Whitley Bay

A beautiful, 1920's, period semi-detached house, on this fabulous, tree lined street, in the heart of Monkseaton Village. Rarely available and within the catchment area for local schools of excellence, close to local shops, eateries and the Metro and just a short drive from Whitley Bay town centre and gorgeous coastline. Loved and improved by the current family, retaining original features and showcasing a fabulous orangery overlooking the rear garden. This lovely home is elegant, spacious and enjoys ample light throughout. There is an impressive and spacious hallway, downstairs cloaks/wc., front lounge with feature bay window and original fireplace. The rear sitting room also benefits from an original fireplace and gas, coal effect fire, French doors open into the orangery with feature roof lantern and a door opens out to the decked patio. Excellent sized dining kitchen with stylish units and integrated appliances, separate utility room with access to the rear garden and to a separate bike store and door out to the front drive. Generous landing area, four bedrooms, all excellent sizes, two bedrooms with feature bay windows and the principle with fitted wardrobes. Elegant, re-fitted family bathroom with shower. The loft is fully boarded with pull down ladders and Velux window, providing superb storage. Mature rear garden with elevated, decked patio, the garden is mainly lawned with well stocked borders and storage shed. To the front of the property there is parking on the paved drive for two cars. A real gem! We can't wait for you to see it!

# £470,000

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Double Glazed Entrance Door to:

**ENTRANCE PORCH:** Double glazed windows, double glazed door through to:

**ENTRANCE HALLWAY:** An impressive hallway, with original turned staircase up to the first floor, picture rail, cornice to ceiling, dado, laminate flooring, cloaks cupboard, door to:

**DOWNSTAIRS CLOAKS/WC.:** low level w.c. with push button cistern, hand washbasin, half tiled walls, tiled floor

**LOUNGE:** (front): 17'1 x 14'2, (5.21m x 4.32m), with measurements into feature double glazed bay window with leaded light tops and into alcoves, gorgeous, original fireplace, tiled inset and hearth, wall lights, radiator

**DINING ROOM:** (rear): 13'2 x 12'8, (4.02m x 3.90m), with measurements into alcoves, beautiful original fireplace with gas coal effect fireplace, marble hearth, radiator, picture rail, cornice to ceiling, double glazed French doors into:

**ORANGERY:** 10'1 x 9'7, (3.07m x 2.95m), Stunning extension, showcasing a fabulous addition where you can enjoy the elevated views over the garden and patio area, feature roof lantern, spotlights, radiator, double glazed French doors out to the garden area, laminate flooring

**DINING KITCHEN:** (rear): 17'2 x 8'7, (5.24m x 2.65m), maximum measurements. An excellent size family dining kitchen, with a range of stylish base, wall and drawer units, roll edge worktops, integrated double oven, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, plumbing for dishwasher, Baxi combination boiler, radiator, wood effect laminate flooring, double glazed window, door to:

**UTILITY ROOM:** 18'6 x 5'7, (5.66m x 1.73m), superb sized utility with double glazed door out to the rear garden. Fitted with ample base, wall and drawer units, roll edge worktops, plumbed for automatic washing machine, single drainer sink unit, radiator, roof lantern, door to:

**BIKE STORE:** (front): Providing excellent storage for bikes/garden equipment, door to front driveway



FIRST FLOOR LANDING AREA: radiator, double glazed window, door to:

BEDROOM ONE: 17'11 x 10'9, (5.21m x 3.32m), plus depth of double glazed bay window with leaded light tops, excluding depth of wardrobes, large double wardrobe and additional storage cupboard, radiator, picture rail, cornice to ceiling

BEDROOM TWO: (rear): 15'3 x 11'8, (4.66m x 3.59m), with measurements into feature double glazed bay window and alcoves, radiator, large loft access with pull down ladders. We have been advised that the loft is fully floored with light and Velux window

BEDROOM THREE: (front): 10'2 x 8'2, (3.10m x 2.49m), double glazed window with leaded tops, radiator

BEDROOM FOUR: (rear): 9'3 x 9'0, (2.83m x 2.74m), radiator, double glazed window, picture rail

BATHROOM; 10'0 x 5'7, (3.04m x 1.73m), a contemporary and modern family bathroom, comprising of, bath, electric shower, pedestal washbasin with hot and cold mixer taps, low level w.c. with push button cistern, chrome radiator, two double glazed windows, tiled floor, fully tiled bath and shower area, half tiled additional walls

EXTERNALLY: Beautiful, mature, rear garden, with elevated, paved patio, steps down to the lawned garden area with well stocked borders, trees and shrubs, outside tap. To the front there is a spacious, paved driveway which could accommodate two cars

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

#### 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.

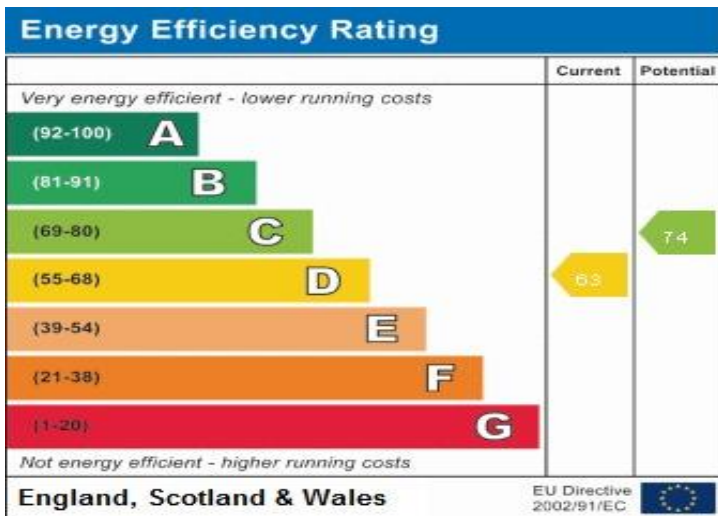
#### TENURE

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: D

EPC RATING: D





**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.

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