



Frankland Drive Whitley Bay

A beautiful, link detached bungalow on this highly sought after street. Close to local shops, bus routes and approximately a 5 minute drive from our wonderful coastline. The bungalow is a fabulous size and has a lovely, light and airy hallway, rear lounge with attractive feature fireplace and gas, living flame fire, gorgeous garden room overlooking and opening out to the garden. Contemporary and stylish breakfasting kitchen with integrated appliances. Three bedrooms, two with quality fitted wardrobes, the third bedroom currently being utilised as a dining room. Modern family bathroom and additional, splendid shower room, perfect for when having guests. The garden is landscaped and mainly low maintenance with patios, borders, mature hedging. 20'5 garage with access to both the front and rear of the bungalow, incorporating a utility area with plumbing for washing machine, additional storage and sink. Large, block paved front driveway with parking for multiple vehicles.

£375,000

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: a spacious and light hallway with double glazed window, wood effect flooring, coving to ceiling, large loft access with pull down ladders, we understand that the loft is part boarded for storage purposes, cupboard housing meters, radiator, door to:

LOUNGE: (rear): 16'8 x 11'0, (5.08m x 3.35m), beautiful rear lounge with attractive feature fireplace, gas, living flame fire, marble hearth, radiator, coving, double glazed patio door through to:

GARDEN ROOM: (rear): 12'6 x 12'8, (3.81m x 3.86m), gorgeous room overlooking and with double glazed French doors opening out to the rear garden, two Velux windows, two slim, modern, wall mounted electric heaters, spotlights to ceiling, tiled floor

BREAKFASTING KITCHEN: (rear): 12'1 x 8'8, (3.68m x 2.64m), gorgeous, stylish family breakfasting kitchen, incorporating a breakfast bar, range of base, wall and drawer units, co-ordinating worktops, integrated, eye level double electric oven, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, radiator, double glazed window, brick effect tiling, wood effect flooring, double glazed door through to utility area and garage

BEDROOM ONE: (front): 16'6 x 10'2, (5.03m x 3.10m), with measurements into feature double glazed bow window and including depth of splendid fitted robes with ample hanging space and storage, radiator

BEDROOM TWO: (side): 13'6 x 10'6, (4.12m x 3.20m), excluding depth of stylish range of wardrobes with ample hanging and storage space, co-ordinating dressing table and bedside cabinets, radiator, three double glazed windows

BEDROOM THREE/DINING ROOM: (front): 13'4 x 12'8, (4.06m x 3.86m), including depth of double glazed bow window, radiator, laminate flooring



BATHROOM: Modern, white bathroom suite, comprising of, bath, vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls, laminate flooring, chrome ladder radiator, double glazed window

SHOWER ROOM: Contemporary en-suite comprising of, shower cubicle, chrome shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, chrome radiator, spotlights and panelling to ceiling, panelled shower area, two double glazed windows, modern flooring

GARAGE: 20'5 x 8'2, (6.22m x 2.48m), superb sized garage with utility space, plumbing for automatic washing machine, single drainer sink unit, combination boiler, base and wall units, high gloss roll edge worktops, double glazed door to the rear garden, double glazed window, double door to the front drive

GARDEN: Beautiful, low maintenance rear garden of excellent proportions, feature gravelling, patios, well stocked borders and mature shrubs, outside tap, gated access to the front of the bungalow

DRIVEWAY: Large front driveway, mainly block paved, allowing for parking for multiple vehicles, feature plants and paving and chippings

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

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

COUNCIL TAX BAND: D

EPC RATING: TBC

WB2448.AI.AI.27.04.24.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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