



## Gladstone Avenue Whitley Bay

A substantial, period, 1900 family terrace. Positioned on this highly sought after street, in the North Whitley Bay area, within the catchment area for popular local schools, close to the Beach, Metro and Vibrant town centre. A fabulous size and available with no onward chain. Many original features and unusually boasting a private rear garden and garage. Entrance vestibule with parquet flooring, impressive hallway with original staircase to the first floor. Lounge with feature bay window, beautiful fireplace and gas, living flame fire. Separate dining room with stunning fireplace and cast-iron arch fire, French doors out to the rear garden. Family dining kitchen with integrated appliances, separate utility area, downstairs cloaks, w/c., Gorgeous first floor split landing, with stylish and modern bathroom with separate shower cubicle. Three spacious bedrooms, one with fitted storage. Private front and rear garden, garage for secure off street parking.

Freehold: EPC: TBC, Council Tax Band: C.

Mining: The property is not known to be on a coalfield and is unknown whether 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

# £385,000

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# Gladstone Avenue

## Whitley Bay, NE26 3BE

Entrance Door to:

**ENTRANCE VESTIBULE:** Vestibule with original parquet flooring, radiator, door to:

**ENTRANCE HALLWAY:** Impressive, light and airy hallway with original, turned staircase to the first floor, radiator, cornice to ceiling, dado rail, door to:

**LOUNGE:** (front): 16'4 x 14'7, (4.98m x 4.45m), with measurements into feature double glazed bay window and alcoves, stunning feature fireplace with gas, coal effect fire, cornice to ceiling, picture rail, ceiling rose, radiator

**DINING ROOM:** (rear): 14'1 x 12'9, (4.29m x 3.89m), with measurements into alcoves, fabulous original fireplace with cast iron arch fire, tiled inset and hearth, radiator, double glazed French door out to the garden area, wall lights

**DINING KITCHEN:** (rear): spacious dining kitchen incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric double oven, gas hob, one and a half bowl sink unit with mixer taps, plumbing for dishwasher, radiator, double glazed window, tiled splashbacks, cornice to ceiling, spotlights to ceiling

**UTILITY AREA:** 10'0 x 6'8, (3.05m x 2.03m), maximum measurements, "L" shaped, fitted base and wall units, roll edge worktop, tiled splashbacks, double glazed window

**DOWNSTAIRS CLOAKS/W.C.:** Low level w.c. with push button cistern, floating vanity sink unit with mixer taps, glass block wall, tiled splashbacks





**FIRST FLOOR LANDING AREA:** Superb sized landing area with double glazed window, large storage cupboard, loft access with pull down ladders, door to:

**BATHROOM:** 9'8 x 6'9, (2.95m x 2.06m), excellent sized bathroom comprising of, bath with hot and cold mixer taps, separate shower cubicle with chrome shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls, panelling and spotlights to ceiling, chrome radiator, wood effect flooring, double glazed window

**BEDROOM ONE: (front):** 14'0 x 10'2, (4.27m x 3.10m), excluding depth of alcoves, two double glazed windows, radiator

**BEDROOM TWO: (rear):** 14'0 x 11'0, (4.27m x 3.35m), excluding depth of fitted wardrobes, radiator, double glazed window

**BEDROOM THREE: (front):** 9'12 x 6'9, (3.03m x 2.06m), radiator, double glazed window

**EXTERNALLY:** Private rear garden with decked patio area, front forecourt garden area, garage

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On street parking and garage

#### **MINING**

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#### **AGENTS NOTE**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

If you require any further information on this, please contact us.

#### **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: TBC**

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**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.

**16 Branches across the North-East**

