



Rodney Way Whitley Bay

A beautifully located, semi-detached dormer bungalow on the ever-popular Whitley Lodge estate. With so much on your doorstep, including sought after schools, shops, bus routes and a short drive to our wonderful beach and coastline, what's not to love? This gorgeous bungalow is also available with no onward chain and boasts excellent room sizes throughout. Impressive entrance hallway with Karndean flooring, lounge with feature bow window, fireplace and electric fire, staircase up to the first floor, white, modern fitted kitchen opening through to the superb sized garage/utility area with access to both the front driveway and rear garden, two double bedrooms, the principle with fitted wardrobes, gorgeous conservatory overlooking and opening out to the garden. To the first floor is an excellent sized bedroom with ample storage and a contemporary en-suite shower room. Delightful, well maintained South-Westerly rear garden with lawn, patio and borders, excellent size front driveway with parking for at least two cars, garage

£329,950

ROOK
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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: impressive and spacious hallway with Karndean flooring, radiator and radiator cover, cloaks cupboard, door to:

LOUNGE: (front): 22'3 x 11'7, (6.78m x 3.53m), a superb sized lounge with measurements into large, double glazed bow window and alcoves, turned staircase up to the first floor, attractive feature fireplace, electric fire, radiator



KITCHEN: (rear): 9'5 x 8'8, (2.87m x 2.64m), a stylish, white fitted kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktop, sink unit with mixer taps, part panelled walls, radiator, double glazed window, double glazed door through to:

GARAGE/UTILITY AREA: 17'6 x 8'0, (5.33m x 2.44m), plumbed for automatic washing machine, electric point, double glazed door to the rear garden, double glazed window



BEDROOM ONE: (rear): 13'9 x 11'8, (4.19m x 3.56m), including depth of attractive fitted wardrobes with co-ordinating bedside cabinets, radiator, dressing table, double glazed window, double glazed French door out to:

CONSERVATORY: (rear): 9'0 x 9'6, (2.74m x 2.90m), double glazed French door out to the garden area

BEDROOM TWO/ DINING ROOM: (front): 10'8 x 9'0, (3.25m x 2.74m), double glazed bow window, radiator, fitted cupboard housing combination boiler

FIRST FLOOR:

BEDROOM THREE: (rear): 18'4 x 17'8, (5.59m x 5.38m), maximum measurements, ample storage into alcoves, additional storage cupboard, two double glazed windows, door to:

EN-SUITE SHOWER ROOM: gorgeous en-suite comprising of, shower cubicle, chrome shower, pedestal washbasin, low level w.c., modern flooring, radiator, storage into eaves, Velux window



EXTERNALLY: beautiful, South, Westerly, garden with patio, lawn, borders, outside tap. To the front of the property is a double length drive with additional garden

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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 time frames involved.

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: C

EPC RATING: D

WB2539.AI.DB.07.02 2025 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.

16 Branches across the North-East

