



Cresswell Close

Whitley Bay

A fabulous, extended family home, favourably positioned in this sought after cul-de-sac, close to popular local schools, bus routes, local shops and amenities. Cresswell Close is also a short drive from Monkseaton Village and Whitley Bay town centre and sea front. You are welcomed into a light and airy, spacious hallway, the lounge boasts generous proportions into the feature double glazed bay window and there is an attractive, gas stove fire as a focal point, extended, separate dining room and sitting area overlooking and opening out to the garden, family breakfasting kitchen with Range cooker, separate utility room, downstairs cloaks/wc. and access through to the garage with electric roller door. There is a split-level landing to the first floor with four excellent sized bedrooms, two with fitted storage. Luxurious 14'9 bathroom with freestanding bath and separate shower cubicle, just fabulous! Generous rear garden with paved patio, lawn and shed, front garden, long front driveway which could potentially accommodate two/three cars.

£385,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: solid wood flooring, radiator, dado rail, turned staircase to the first floor, under-stair cupboard, door to:

LOUNGE: (front): 17'2 x 12'0, (5.23m x 3.66m), with measurements into alcoves and double-glazed feature bay window, attractive gas, stove fire with tiled hearth and recess, cornice to ceiling, downlighters, radiator



DINING/LIVING ROOM: (rear): 18'5 x 10'8, (5.61m x 3.25m), extended family living and dining room, pleasantly overlooking and opening out to the rear garden via French doors, laminate flooring, radiator

BREAKFASTING KITCHEN: (rear): 15'6 x 14'7, (4.72m x 4.45m), maximum measurements, a stylish and spacious family breakfasting kitchen incorporating a range of base, wall and drawer units, high gloss roll edge worktops, one and a half bowl sink unit with mixer taps, Range cooker, tiled splashbacks, tiled floor, spotlights to ceiling, radiator, double glazed window, double glazed door out to the garden, combination boiler, door to:



UTILITY ROOM/INNER HALL: 11'4 x 4'0, (3.45m x 1.21m), panelling to walls, spotlights to ceiling, wine storage cupboard, single drainer sink unit, base and wall units, roll edge worktops, door to garage, door to:

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c. with push button cistern, tiled splashbacks, extractor fan, tiled floor

GARAGE: 12'2 x 7'4, (3.68m x 2.24m), electric roller door, light and power

FIRST FLOOR LANDING AREA: split level landing with loft access, pull down ladders, we understand that the loft is fully boarded for storage purposes

BEDROOM ONE: (front): 12'9 x 10'5, (3.89m x 3.18m), including depth of fitted wardrobes, radiator, double glazed window

BEDROOM TWO: (rear): 10'8 x 9'6, (3.25m x 2.90m), plus depth of fitted wardrobes, radiator, double glazed window

BEDROOM THREE: (front): 15'1 x 7'3, (4.59m x 2.21m), extended double bedroom, radiator, laminate flooring, double glazed window, spotlights to ceiling



FAMILY BATHROOM: 14'9 x 5'1, (4.50m x 1.55m), a luxurious, re-fitted and extended family bathroom, showcasing, freestanding bath with mixer taps and shower spray, shower cubicle, chrome shower with additional forest waterfall spray, pedestal washbasin, low level w.c. with push button cistern, panelled ceiling with spotlights, tiled bath and shower area, two double glazed windows, chrome ladder radiator, modern flooring

EXTERNALLY: a delightful, enclosed rear garden with excellent proportions, block paved patio, steps up to the lawned area with borders, shed. To the front there is a long driveway with parking for two/three cars, garage with electric roller door, lawned garden area

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Cable
- Mobile Signal Coverage Blackspot: No
- Parking: Garage/Driveway

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: C

WB3046.AI.DB.17.04.2025 V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

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