



## Gerrard Road

### Whitley Bay

Beautifully positioned and located, just a short walk from our fabulous beach and coastline, close to local bus routes, shops and restaurants. This gorgeous double fronted, semi-detached bungalow is available with no onward chain and has excellent room sizes. You are welcomed into a spacious hallway with superb proportions, delft rack and storage. Front facing lounge with feature bay window enjoying side sea views, fireplace and open fire. Separate dining room which opens out to and overlooks the enclosed rear patio garden, fitted kitchen with access to the garden area. Two double bedrooms, the front bedroom with feature bay window and side sea views, stylish and contemporary re-fitted shower room, separate w.c.. Gorgeous, enclosed, low maintenance, South facing patio garden with block paving and shrubs, gated access to side driveway and access into the garage. There is a delightful front garden with secured gate and access into the garage. The driveway will accommodate at least three/four cars lengthways, providing excellent off street parking.

# £345,000

ROOK  
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SAYER

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** an impressive, larger style hallway with delft rack, storage cupboard, loft access with pull down ladders, we understand that the loft is one third boarded for storage purposes and housing combination boiler, radiator, door to:



**LOUNGE:** (front): 14'9 x 14'9, (4.50m x 4.50m), with measurements into alcoves and feature double glazed bay window with delightful side sea views, attractive feature fireplace with open fire, hearth, cornice to ceiling, radiator

**DINING ROOM:** (rear): 10'8 x 9'6, (3.25m x 2.90m), double glazed patio doors to the garden, cornice to ceiling, radiator

**KITCHEN:** (rear): 11'2 x 6'8, (3.40m x 2.03m), stylish cream base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, gas point, plumbed for automatic washing machine, radiator, double glazed window, double glazed door to the garden, modern flooring, tiled splashbacks



**BEDROOM ONE:** (front): 12'7 x 11'0, (3.84m x 3.35m), with measurements into feature double glazed bay window enjoying side sea views, radiator

**BEDROOM TWO:** (rear): 12'4 x 9'1, (3.76m x 2.77m), radiator, double glazed window

**SHOWER ROOM:** 6'7 x 5'7, (2.0m x 1.70m), stylish and contemporary shower room, comprising of, shower cubicle, chrome shower, vanity sink unit with on bench sink with mixer taps, under-floor heating, chrome ladder radiator, modern panelling, tiled floor, double glazed window, spotlights to ceiling

**SEPARATE W.C.:** low level w.c. with push button cistern, tiled floor, double glazed window



**EXTERNALLY:** large, private, enclosed rear garden with block paving, shrubs and fencing, gated access to driveway and access to garage. To the front there is a lawned garden area, long three/four car driveway and garage



PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains/Gas  
Broadband: Fibre to Premises  
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 .

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.

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

WB2924.AI.DB.25.03.2025.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 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.

**16 Branches across the North-East**

