



Duchess Street | Whitley Bay | NE26 3PW

£300,000

Gorgeous character family terrace, circa 1876, with both charm and style throughout.

With a superb location in the heart of the vibrant Whitley Bay town centre, within catchment for popular local schools, close to the Metro, beach and amenities, this lovely home offers a superb lifestyle for whoever is lucky enough to secure it. Entrance hallway, light and airy front lounge, open dining kitchen with integrated appliances and feature recess, utility area, stunning downstairs bathroom with shower. Spacious landing area, two double bedrooms, one single bedroom, the principal bedroom with en-suite shower room. Private and enclosed rear yard with shed and a delightful South-Easterly aspect, on street parking to the front, permit available with additional permit at a cost of £25 per year.

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Gorgeous Period Terrace

Superbly Located

Entrance Hallway

Gorgeous Lounge

Separate Dining Kitchen with Appliances

Three Large Bedrooms

Fabulous, Stylish Bathroom

En-Suite, Private Town Garden

For any more information regarding the property please contact us today

Entrance Door to:

ENTRANCE LOBBY: tiled floor, through to:

ENTRANCE HALLWAY: tiled floor, radiator, staircase up to the first floor, door to:

LOUNGE: (front): 14'7 x 11'7, (4.45m x 3.53m), into alcoves, a beautifully presented front facing lounge with recessed hearth, wood effect flooring, radiator

DINING KITCHEN: (rear): 24'2 x 13'2, (7.37m x 4.01m), maximum measurements, a gorgeous, open family dining kitchen with recessed hearth, exposed brick, gas stove fire, (not tested), large pantry cupboard, radiator, laminate flooring, double glazed window, combination boiler, open to small utility area, with power and light, double glazed window. The kitchen is fitted with a range of base, wall and drawer units, contrasting worktops, single drainer sink unit with mixer taps, integrated electric oven, gas hob, plumbing for automatic washing machine and dishwasher, laminate flooring, double glazed window, tiled splashbacks, tiled floor, through to:

INNER HALLWAY: tiled floor, double glazed door out to the town garden, door from the hallway into:

DOWNSTAIRS BATHROOM: Stunning re-fitted family bathroom, showcasing, bath, electric shower, vanity sink unit with mixer taps, low level w.c., tiled floor, brick effect tiling, spotlights and panelling to ceiling, chrome radiator, double glazed window

FIRST FLOOR LANDING AREA: an impressive, light and airy landing area, storage cupboard, double glazed sash window, loft access with pull down ladders, we understand that the loft is fully boarded with Velux window and electric point

BEDROOM ONE: (rear): 11'6 x 9'7, (3.51m x 2.95m), radiator, double glazed window, laminate flooring, door to:

EN-SUITE SHOWER ROOM: shower cubicle, chrome shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled floor, brick effect tiling, spotlights and panelling to ceiling

BEDROOM TWO: (front): 12'3 x 11'4, (3.73m x 3.45m), into alcoves, radiator, double glazed window, laminate flooring

BEDROOM THREE: (front): 9'5 x 6'6, (2.87m x 1.98m), radiator, double glazed window

EXTERNALLY: Private and enclosed town garden with shed, outside tap, gated access to rear lane

T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: On street

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

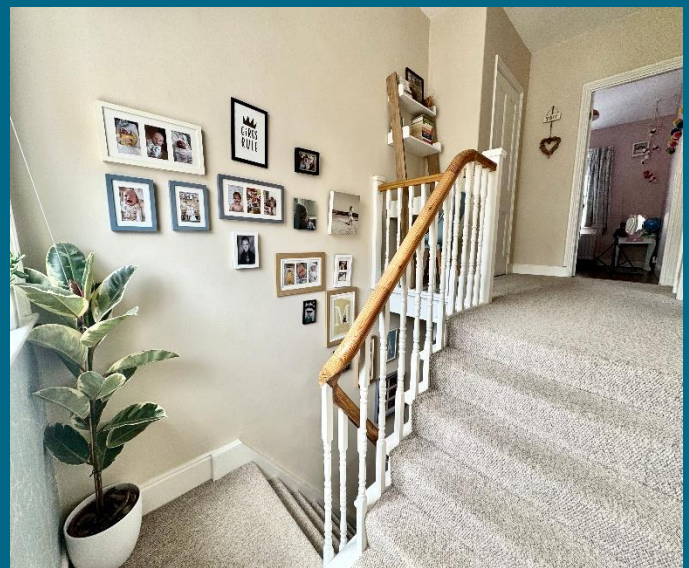
TENURE

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: D

EPC RATING: B

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Approx Gross Internal Area
90 sq m / 973 sq ft



Ground Floor
Approx 51 sq m / 551 sq ft

First Floor
Approx 39 sq m / 422 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	79 C
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



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.