



# Edwards Road | Whitley Bay | NE26 2BH

## £565,000

An outstanding, charming and utterly beautiful Victorian terrace, showcased over three glorious floors, oozing charm, character, light and space throughout! Just a short walk from our gorgeous beach and promenade, vibrant town centre, Metro and amenities, what a lifestyle this family home offers! With a large, enclosed front garden and substantially updated town garden with paving and shed. You are welcomed into the impressive entrance vestibule and hallway, with original turned staircase up to the first floor, downstairs cloaks/w.c. The front lounge boasts a feature bay window with shutter blinds, stunning fireplace and multi-fuel burning stove, perfect for cosy evenings! Separate dining room with period, marble fireplace and cast-iron arch fireplace. Fabulous extended family dining kitchen with stylish and contemporary fitted units, Silstone worktops, integrated appliances and flowing through to the wonderful dining area with roof lantern and French doors out to the garden. Split level first floor landing with stairs up to the second floor, luxurious, Victorian style bathroom with walk-in shower cubicle and freestanding slipper bath, three bedrooms to the first floor, two with cast iron fireplaces, two further double bedrooms to the second floor and a beautiful, modern shower room. A real gem of a property, we just love it!

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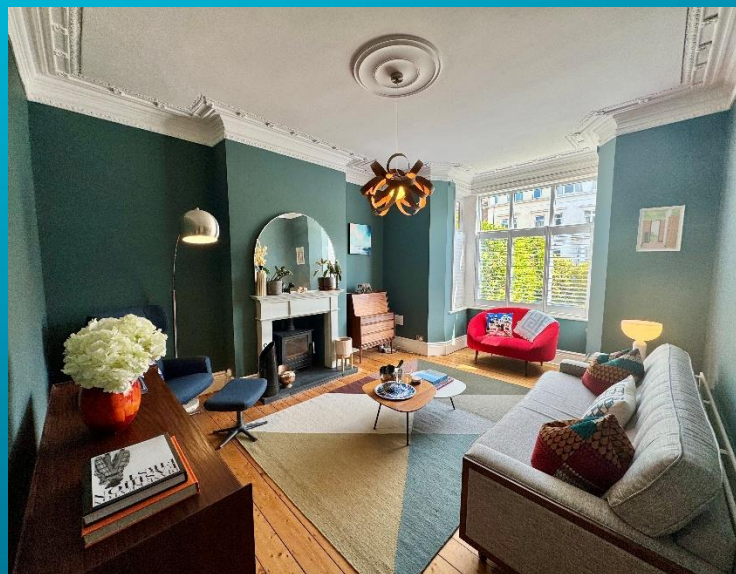
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Double Glazed Entrance Door to:

**ENTRANCE VESTIBULE:** tiled floor, original half glazed door through to:

**ENTRANCE HALLWAY:** an impressive and spacious hallway with original, turned staircase up to the first floor, feature arch with corbels, cornice, dado rail, four pillar radiator, wood flooring, door to:

**DOWNSTAIRS CLOAKS/W.C.:** vanity sink unit with mixer taps, low level w.c. with push button cistern, half tiled walls, Victorian style tiled floor, extractor

**LOUNGE:** (front): 18'2 x 13'9, (5.53m x 4.19m), with measurements into alcoves and feature double glazed bay window with fitted window shutters, gorgeous feature fireplace with multi fuel stove fire, recess and slate hearth, radiator, wood floor, cornice to ceiling, ceiling rose

**DINING ROOM:** (rear): 14'0 x 12'3, (4.27m x 3.73m), into alcoves, double glazed sash window, gorgeous, marble feature fireplace, cast iron arch fire, tiled hearth, cornice to ceiling, radiator

**DINING KITCHEN:** (rear): 25'4 x 9'2, (7.72m x 2.79m), a stunning, extended and re-fitted breakfasting kitchen, flowing beautifully into the family dining area, fitted with a range of contemporary and stylish base, wall and drawer units, Silestone worktops, breakfast bar, range cooker, (negotiable), cooker hood, integrated fridge/freezer, second freezer, integrated washer/dryer and dishwasher, one and a half bowl sink unit with mixer taps, roof lantern and double glazed French doors out to the garden, double glazed window, brick effect tiling, spotlights to ceiling, radiator, tile effect flooring, two year old hydrogen-ready Baxi boiler (8 years warranty remaining)

**HALF LANDING AREA:** turned staircase up to the first- floor landing area, door to:

**BATHROOM:** 13'9 x 9'6, (4.19m x 2.90m), a luxurious, Victorian style family bathroom, elegant and stylish in design and presentation. Freestanding slipper bath with mixer taps and shower spray, walk-in double shower cubicle, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled floor, brick effect tiling, chrome ladder radiator, spotlights to ceiling, four pillar radiator, double glazed sash window, tiled floor

**FIRST FLOOR LANDING AREA:** large storage cupboard, turned staircase up to the second floor, dado rail

**BEDROOM ONE:** (rear): 14'3 x 12'4, (4.34m x 3.76m), with measurements into alcoves, double glazed sash window, gorgeous cast iron fireplace with tiled inset, freestanding wardrobes, cornice to ceiling, radiator

**BEDROOM TWO:** (front): 15'2 x 11'9, (4.62m x 3.58m), into alcoves, cast iron feature fireplace, large double glazed picture window with shutter blinds, vertical radiator

**BEDROOM FIVE:** (front): 10'4 x 6'6, (3.15m x 1.98m), double glazed window with shutter blinds, radiator

**SECOND FLOOR HALF LANDING AREA:** storage cupboard, additional storage into eaves, loft access with ladders which we understand is fully boarded for storage purposes, up to second floor landing with skylight, two pillar radiator, door to:

**BEDROOM THREE:** (front): 13'3 x 10'8, (4.01m x 3.25m), laminate flooring, two Velux windows, radiator

**BEDROOM FOUR:** (rear): 10'9 x 8'3, (3.28m x 2.52m), radiator, Velux window, laminate flooring

**SHOWER ROOM:** stylish shower room, comprising of, large walk-in shower with chrome forest waterfall shower, pedestal washbasin, low level w.c., brick effect tiling, Velux window, wood effect flooring

**EXTERNALLY:** large and beautiful, enclosed front garden, walled with gated access, lawn, privacy hedging and borders. Private and enclosed rear town garden with paving, horizontal fencing, shed, gated access to rear lane

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premise

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

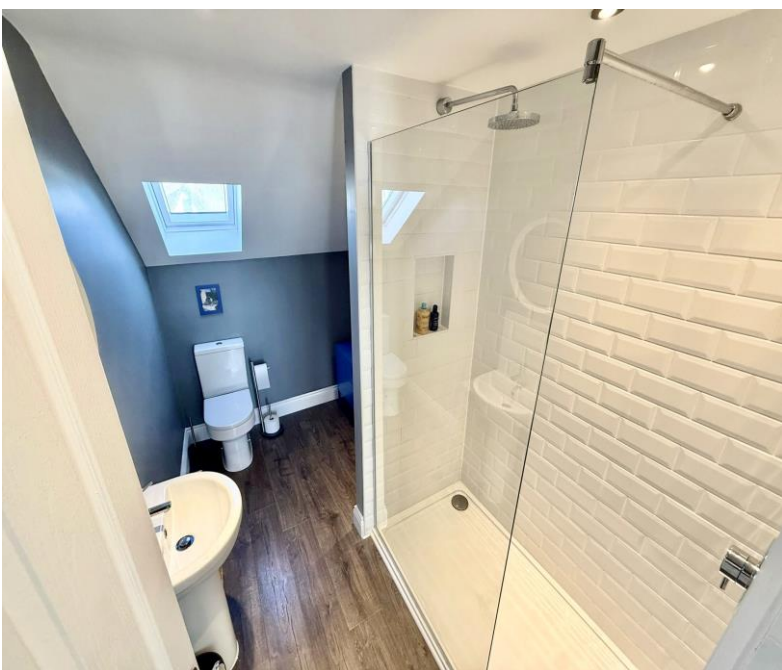
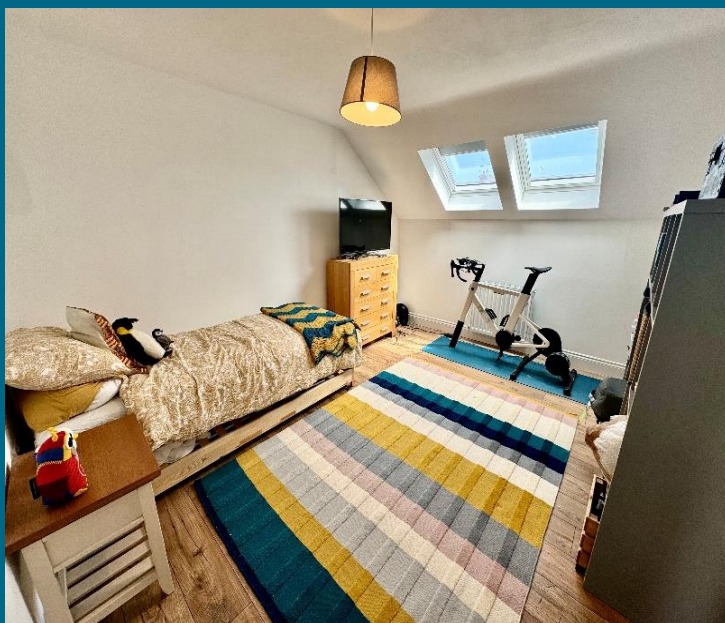
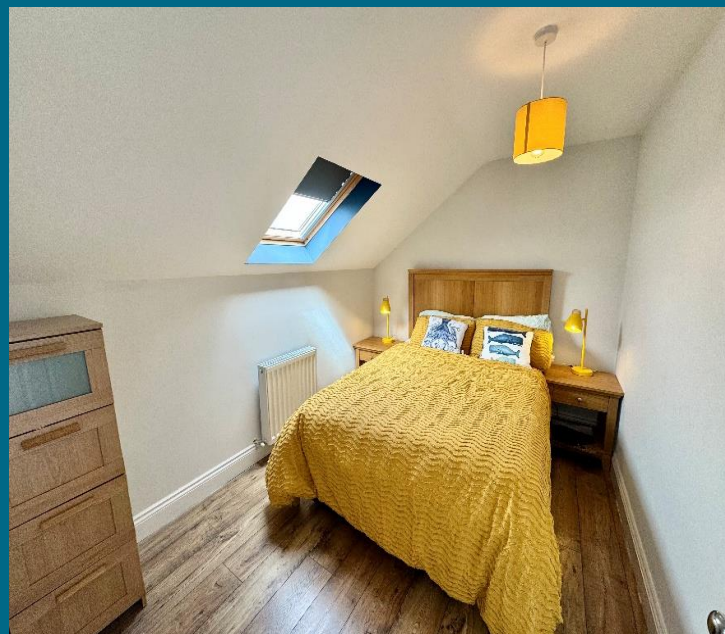
### TENURE

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: C

EPC RATING: TBC

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## 27 Edwards Road

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 2

## AWAITING EPC RATING

**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.

