



## Linden Terrace| Whitley Bay |NE26 2AA

**£475,000**

A magnificent, three story period end of terrace, just a short walk from the beach, town centre, metro, fabulous schools and amenities. With vast charm, space, light and absolute wonderfulness, we have no doubt you will fall in love with this stunning family home! A beautiful, enclosed front garden welcomes you with lawned area and borders, impressive, spacious hallway with turned feature staircase up to the first floor. Front facing lounge with bay window, stunning fireplace, open fire and wood floors. Fabulous, extended, open plan dining kitchen with central island, stylish and contemporary range of units, separate dining area with large Velux windows and bi-fold door out to the garden area. Spacious landing area with two, large double bedrooms, both beautifully presented and a luxurious family bathroom with a gorgeous bath and walk-in shower cubicle. Stunning second floor landing leading to two further double bedrooms, the principle front garden with distant sea views from the dormer, the rear bedroom with be-spoke fitted wardrobes. Urban style shower room with exposed brick wall. Private, walled, West facing rear town garden with paved patio. The front of the property enjoys sea views from the first floor up and this elegant property also boasts no onward chain

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** stunning hallway with feature, turned staircase up to the first floor, wood flooring, four pillar radiator, under-stair cupboard, two double glazed sash windows, cornice to ceiling, spotlights to ceiling, door to:

**LOUNGE:** (front): 16'9 x 14'1, (5.11m x 4.29m), with measurements into alcoves and feature double glazed sash bay window, beautiful feature fireplace with cast iron open fire, tiled inset, cornice to ceiling, wood flooring, four pillar radiator

**DINING KITCHEN:** (rear): 23'7 x 11'2, (7.19m x 3.40m), an absolute dream of an extended family dining and kitchen area, open plan with ample light flooding this gorgeous room. The kitchen area is fitted with a stylish and contemporary range of base, wall and drawer units, granite worktops, central island with sink unit, mixer taps and breakfasting area, two integrated electric ovens, gas hob, cooker hood, integrated dishwasher and washer dryer, engineered wood flooring, four pillar radiator, under-unit lighting, spotlights to ceiling. The kitchen area flows into the dining and family area with two large Velux windows and bi-fold door out to the garden area, engineered wood flooring, two sash windows, radiator, spotlights to ceiling

**HALF LANDING AREA:** Large, double glazed sash bay window with distant sea views, turned stairs up to:

**FIRST FLOOR LANDING AREA:** airing cupboard housing combination boiler, vertical pillar radiator, turned staircase up to the second floor, door to:

**BEDROOM THREE:** (front): 14'8 x 9'9, (4.47m x 2.97m), double glazed sash window with distant sea views, two pillar vertical radiator

**BEDROOM FOUR:** (rear): 12'8 x 8'2, (3.89m x 2.48m), double glazed sash window, three pillar radiator

**FAMILY BATHROOM:** 11'5 x 6'8, (3.48m x 2.03m), a luxurious family bathroom, showcasing, large bath with mixer taps and shower spray, walk in double shower cubicle with chrome shower and additional forest waterfall spray, floating sink unit with mixer taps, low level w.c. with push button cistern, wood floor, two pillar vertical radiator, two double glazed sash windows, spotlights to ceiling, extractor fan

**SECOND FLOOR LANDING AREA:** double glazed sash window, spotlights to ceiling, four pillar radiator, door to:

**SHOWER ROOM:** fabulous, urban style shower room, comprising of, shower cubicle, shower, high gloss vanity sink unit with mixer taps, low level w.c. with push button cistern, wood flooring, exposed brick wall, spotlights to ceiling, extractor fan

**BEDROOM ONE:** (front): 14'9 x 10'6, (4.50m x 3.20m), into double glazed dormer window with gorgeous sea views, four pillar radiator

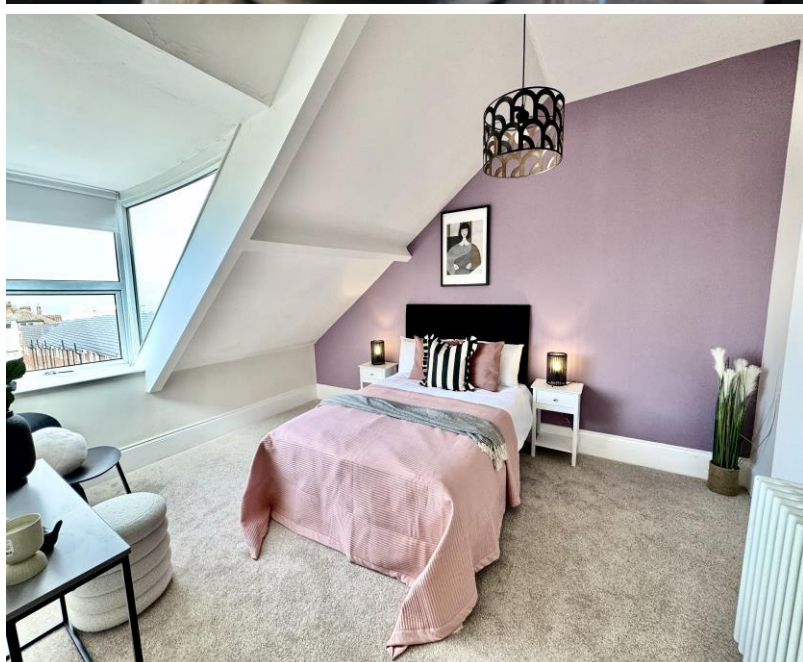
**BEDROOM TWO:** (rear): 13'0 x 11'5, (3.96m x 3.48m), excluding depth of be-spoke fitted wardrobes, two pillar vertical radiator, double glazed window, spotlights to ceiling

**EXTERNALLY:** gorgeous, West facing rear town garden with feature gravelling, paved patio. To the front is a superb, generous garden, walled and gated with lawn, path and borders.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Permit parking, one free permit additional permit can be purchased at a charge of £25 per annum

## 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.

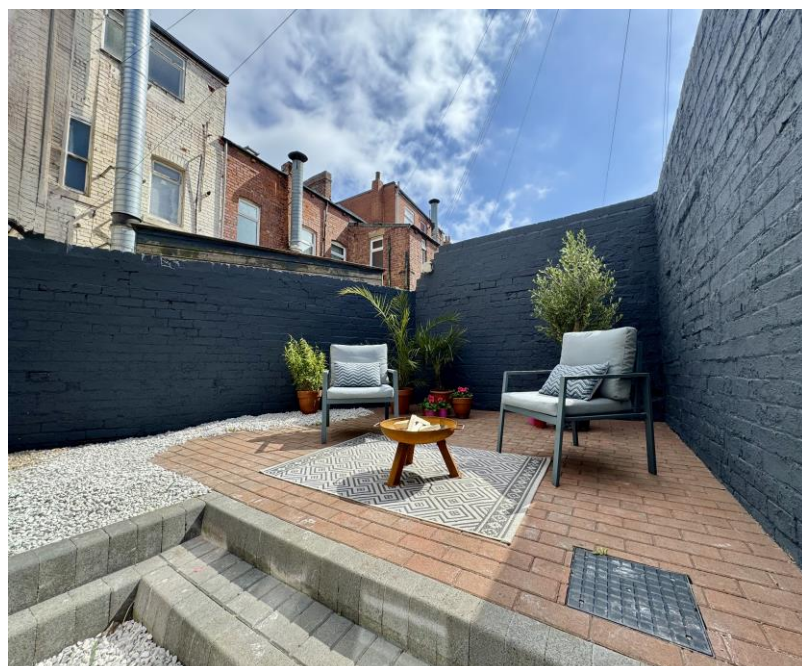
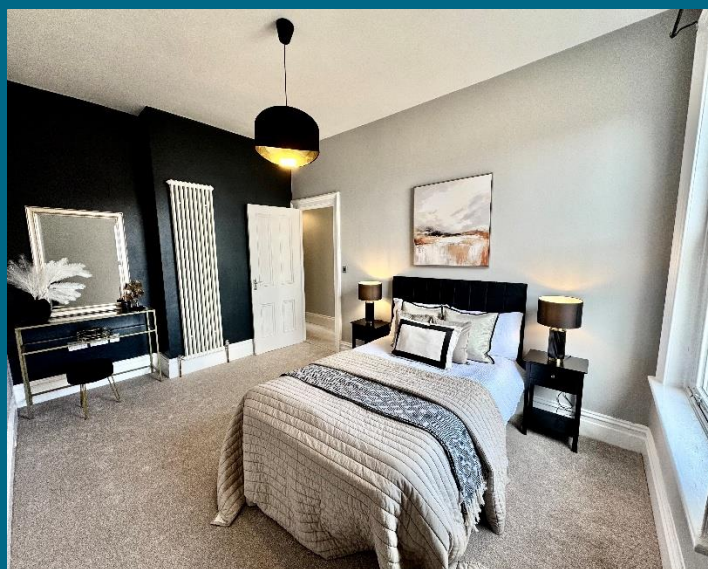
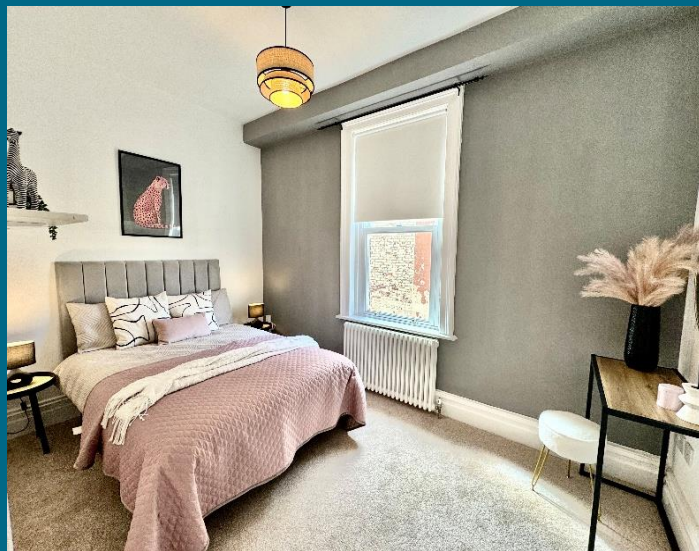
## TENURE

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

WB3120.AI.DB.17.05.2025.V.1



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## AWAITING FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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

**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.

