



Percy Gardens | Whitley Bay | NE25 8RF

**£398,000**

Beautifully located 1920's family semi-detached home. Situated close to Marden Quarry Nature Reserve, Metro, sought after local schools, town centre and local amenities. This gorgeous property showcases a fabulous sized hallway, lounge with feature bay window and fireplace with gas, living flame fire, separate dining room with attractive feature fireplace, living flame fire and double glazed French door out to the garden. Stylish family kitchen with integrated appliances, spacious landing area, three double bedrooms, two with fitted wardrobes and gorgeous cast iron fireplaces. Stunning re-fitted shower room with separate cloaks/w.c. Enclosed rear garden, front garden, shared access driveway through to garage.

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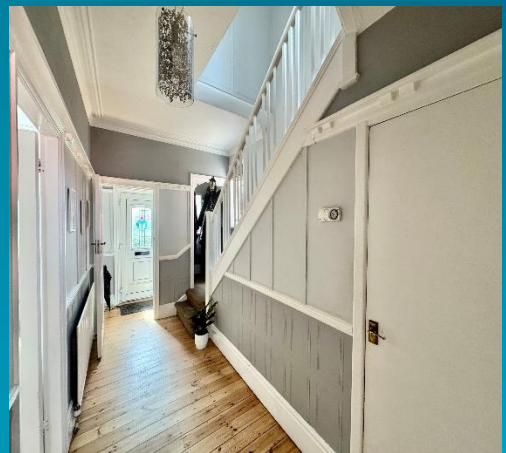
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For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE PORCH: wood flooring, door with stained leaded light insert, dado rail, cornice to ceiling, through to:

ENTRANCE HALLWAY: an impressive and spacious hallway with turned, feature staircase up to the first floor, radiator, original wood flooring, delft rack original feature panelling and lincrusta, cloaks cupboard, under-stair cupboard, original stain glazed window, door to:

LOUNGE: (front): 16'8 x 12'10, (5.08m x 3.91m), with measurements into alcoves and double glazed bay window, original wood flooring, radiator, attractive feature fireplace, gas coal effect fire, marble hearth, cornice to ceiling

DINING ROOM: (rear): 14'5 x 12'0, (4.39m x 3.66m), into alcoves, feature fireplace, gas coal effect fire, marble hearth, delft rack, cornice to ceiling, radiator, original wood flooring, double glazed Georgian bar French doors out to the garden

KITCHEN: (rear): 15'3 x 8'10, (4.65m x 2.69m), stylish fitted kitchen incorporating a range of base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, integrated gas double oven and grill, gas hob, cooker hood, brick effect tiling, radiator, three double glazed windows, door to garden

FIRST FLOOR LANDING AREA: original stain glazed window, dado rail, picture rail, door to:

BEDROOM ONE: (front): 14'5 x 10'9, (4.39m x 3.28m), plus depth of fitted wardrobes, cast iron fireplace, tiled hearth and back panel, picture rail, cornice to ceiling, double glazed window, radiator

BEDROOM TWO: (rear): 14'1 x 12'2, (4.29m x 3.71m), fitted storage, original feature fireplace with cast iron fire, picture rail, double glazed window, radiator

BEDROOM THREE: (front): 8'9 x 8'2, (2.67m x 2.48m), radiator, double glazed window

SHOWER ROOM: 8'1 x 7'2, (2.46m x 2.18m), stunning, re-fitted shower room, showcasing, walk in double shower cubicle with chrome shower and additional forest waterfall spray, high gloss vanity sink unit with mixer taps, tiled floor, tiling to walls, chrome radiator, double glazed window, radiator

SEPARATE W.C.: low level w.c. with recessed flush, half height tiling, tiled floor, double glazed window

EXTERNALLY: private rear garden with patio and lawn, shared access driveway to detached garage with electricity supply, front garden

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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: Garage, Shared 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

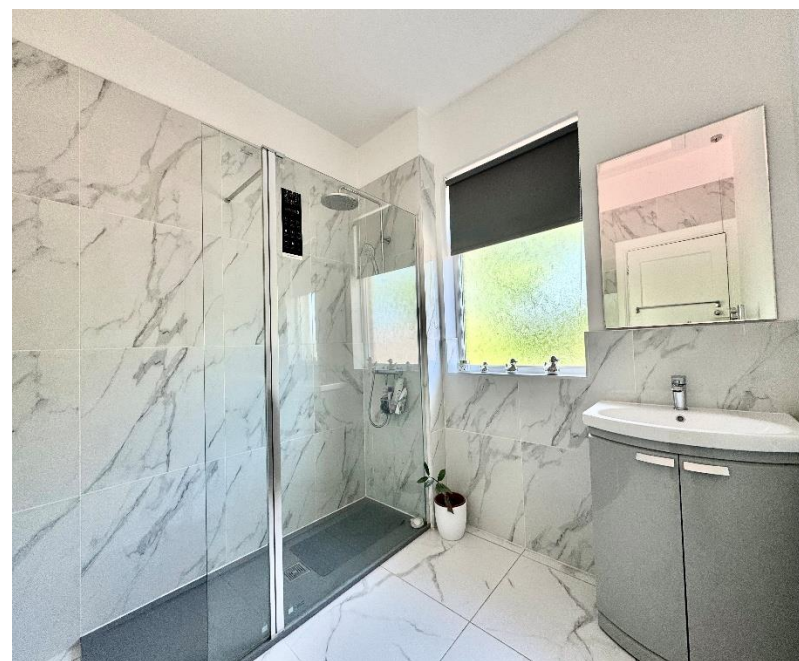
## TENURE

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: D

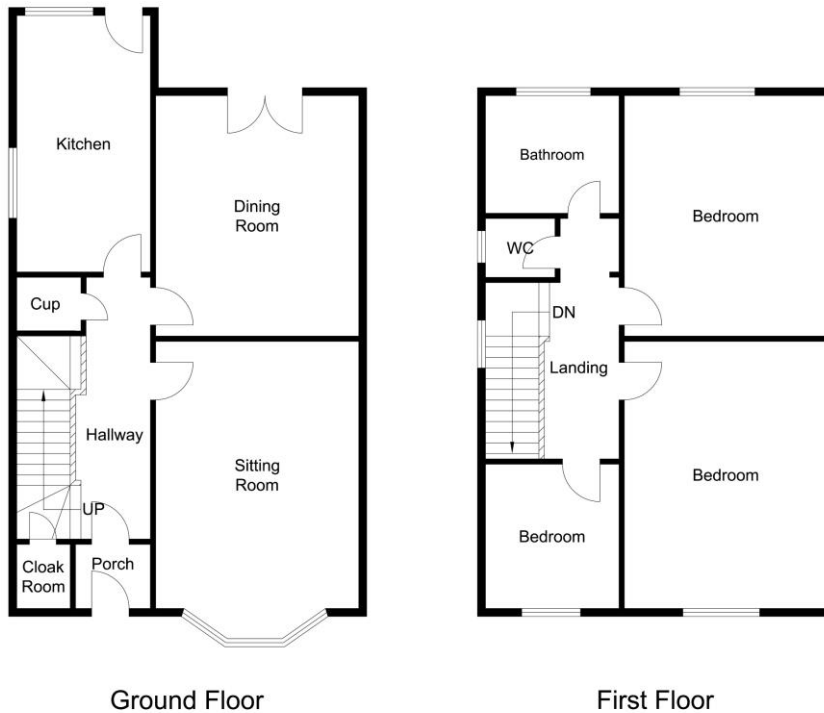
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## 4 Percy Gardens

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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



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