



## Turnberry Whitley Bay

A beautiful family home, loved by the current owners for many years! Within the catchment area for Whitley Bay High School and close to the Metro, shops and excellent transport links, the location really is fantastic! The property benefits from a delightful, pedestrianised frontage with private hedging and aspect, entrance hallway, lounge with attractive feature fireplace and electric fire, separate dining room which flows into the stylish kitchen with integrated appliances, French doors into the lovely conservatory overlooking the private and enclosed garden. To the first floor the landing accommodates the loft access, with pull down ladders, the loft is fully floored and boarded with electric points and light, providing superb storage/office space potentially. There are three bedrooms, the principle bedroom with sliding mirrored wardrobes, providing excellent hanging and storage space, contemporary, re-fitted shower room, low maintenance rear garden, gated access to rear driveway, front garden. A wonderful home in such a sought after location!

# £289,500

ROOK  
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Entrance Door to:

**ENTRANCE HALL:** laminate flooring, staircase up to the first floor, door to:

**LOUNGE:** (front): 13'3 x 12'4, (4.04m x 3.76m), a well presented front facing lounge with attractive, feature fireplace, electric fire, radiator, wood effect flooring, double doors through to:



**DINING ROOM:** (rear): 9'8 x 8'0, (2.94m x 2.44m), gorgeous dining room with arch through to the kitchen area, radiator, double glazed French doors through to the conservatory

**KITCHEN:** (rear): 9'0 x 7'4, (2.95m x 2.44m), stylish fitted kitchen incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob, cooker hood, plumbed for automatic washing machine and dishwasher, combination boiler, single drainer sink unit with mixer taps, tiled splashbacks, double glazed window



**CONSERVATORY:** 13'7 x 9'3, (4.15m x 2.82m), delightful, light and airy room overlooking and with double glazed French doors opening out to the garden, laminate flooring

**FIRST FLOOR LANDING AREA:** storage cupboard with shelving, loft access with pull down ladders, the loft is fully floored and boarded with light and electric points, potentially this would make an excellent office area/storage/hobby area



**BEDROOM ONE:** (rear): 12'3 x 9'0, (3.73m x 2.74m), radiator, double glazed window, measurements including depth of attractive, sliding mirrored wardrobes, providing ample hanging and storage space

**BEDROOM TWO:** (front): 10'0 x 6'8, (3.05m x 2.03m), radiator, double glazed window

**BEDROOM THREE:** (front): 8'6 x 6'8, (2.59m x 2.03m), maximum measurements, radiator, double glazed window



EXTERNALLY: private and enclosed rear garden, low maintenance with paved patio areas, gated access to private rear driveway, front garden with pedestrianised front and privacy hedging, outside tap

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: Fibre to Premises
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway

MINING

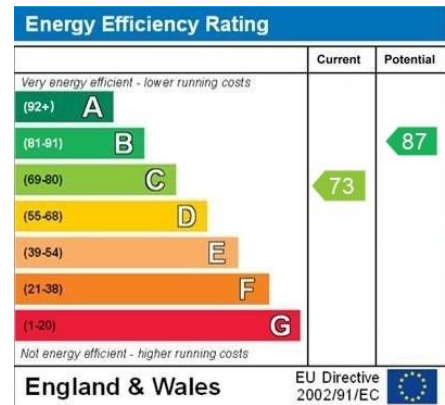
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: C

WB2910.AI.DB.07.02.2025 .V.2







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**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.

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