



# Victoria Terrace | Whitley Bay | NE26 2QW

**£365,000**

We are obsessed with the charm, style and quirkiness of this stunning, three story family home. Boasting a fabulous location in the heart of Whitley Bay vibrant town centre, within catchment for popular local schools, walking distance to the beach, Metro and most amenities. Beautifully presented and upgraded throughout with wonderful, split level staircases, feature paneling and cornice. Entrance hallway, elegant lounge with feature bay window, gorgeous feature fireplace and gas, living flame fire. Stunning family breakfasting kitchen with stylish fitted kitchen and Range cooker. Spacious family bathroom with shower. Three double bedrooms, the principal with feature bay window on the lower ground floor, the two further bedrooms on the first floor. Large storage area to the lower ground floor. Enclosed, private rear garden with artificial lawn and gated access, potentially providing off street parking, front town garden with steps up to the entrance and down to the lower forecourt area, walled and gated. This beautiful home also benefits from a new roof!

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#### Composite Entrance Door to:

**ENTRANCE HALLWAY:** an impressive, split-level hallway with stairs down to the lower basement and up to the first floor, gorgeous feature panelling, cornice to ceiling, staircase with wrought iron spindles, vertical radiator, door to:

**LOUNGE:** (front): 17'7 x 12'9, (5.36m x 3.89m), with measurements into feature double glazed bay window and alcoves, stunning feature fireplace with cast iron arch, gas, living flame fire, fitted shelving into alcoves, picture rail, cornice to ceiling, ceiling rose, radiator

**LOWER LANDING:** feature panelling, cornice to ceiling, stairs down to the lower basement area, wood flooring, double glazed window out to the rear garden, door to:

**BREAKFASTING KITCHEN:** 14'3 x 8'9, (4.34m x 2.67m), gorgeous breakfasting kitchen with a stylish range of base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, Range cooker, (negotiable), stainless steel cooker hood, plumbed for automatic washing machine, feature panelling, spotlights to ceiling, radiator, double glazed window, wood effect laminate, tiled splashbacks

**BATHROOM:** 10'1 x 6'5, (3.07m x 1.98m), beautiful bathroom with bath, chrome shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, laminate flooring, double glazed window, Victorian style white and chrome radiator, spotlights to ceiling, cupboard housing combination boiler, shaver point

#### LOWER GROUND FLOOR: hall, door to:

**UTILITY/STORAGE SPACE:** 12'5 x 4'0, (3.78m x 1.21m), laminate flooring, spotlights

**BEDROOM ONE:** (front, lower ground floor): 17'9 x 15'9, (5.41m x 4.80m), into feature double glazed bay window, two additional windows, spotlights to ceiling, LED strip lighting, radiator

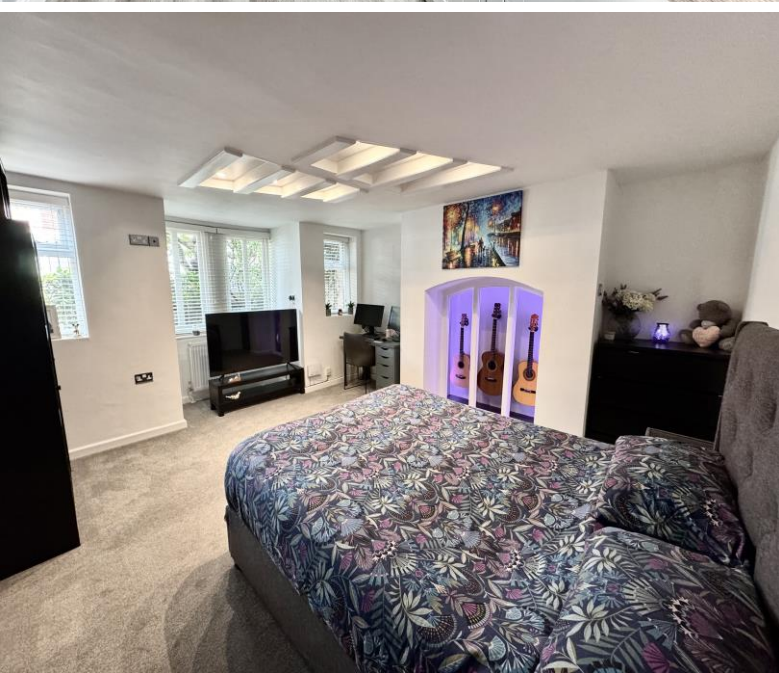
**FIRST FLOOR LANDING AREA:** loft access with pull down ladders, we understand that the loft is partly floored for storage purposes with two Velux windows, feature panelling to walls, door to:

**BEDROOM TWO:** (rear): 14'3 x 11'5, (4.34m x 3.48m), into alcoves radiator, double glazed window, spotlights to ceiling, fitted shelving

**BEDROOM THREE:** (rear): 10'4 x 7'4, (3.15m x 2.24m), radiator, double glazed window, vertical radiator

**EXTERNALLY:** private and enclosed rear town garden with artificial lawn, gated access with potential for off street parking. Front town garden with steps up to the front and door, front forecourt garden. The property also benefits from a new roof.







## 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 permit 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

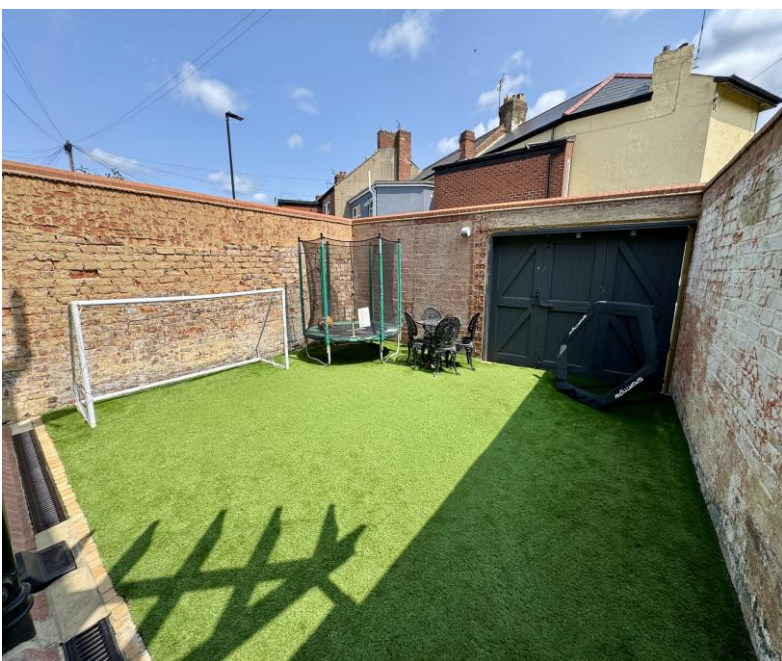
## TENURE

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: B

EPC RATING: D

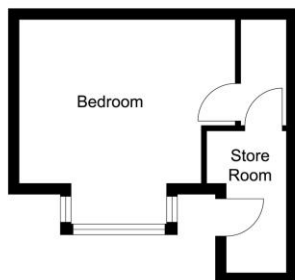
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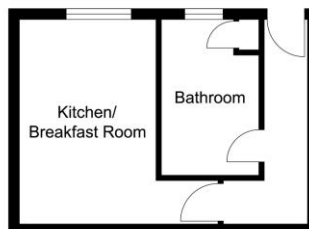
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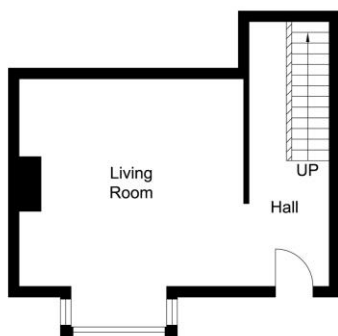
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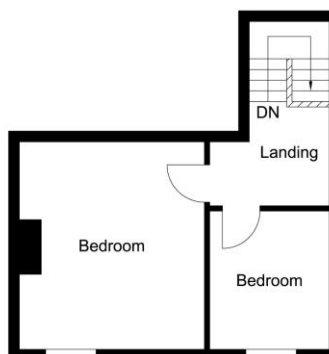
Basement



Rear Basement



Ground Floor



First Floor

## 14 Victoria Terrace

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 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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.

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