



Whitley Road | Whitley Bay | NE26 2ER

**£175,000**

A superb size upper flat with feature bay window. Available with no onward chain and offering a fabulous coastal lifestyle. The beach, town centre, Metro and most amenities are right on your doorstep, just perfect! Spacious landing, generous, light and airy lounge with feature fireplace, superb sized dining kitchen with stylish units and integrated appliances, two generous bedrooms, the principal with feature bay window and fitted wardrobes, fabulous size bathroom with separate shower cubicle. Westerly, private rear town garden with two storage areas. Gas radiator central heating system, double glazing.

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**Light and Airy Upper Flat**

**Walking Distance to Beach**

**Close to Town Centre, Metro and Amenities**

**No Onward Chain**

**Lounge with Feature Fireplace**

**Superb Sized Dining Kitchen**

**Two Bedrooms**

**Large Bathroom, Private Westerly Yardin**

**For any more information regarding the property please contact us today**

Double Glazed Entrance Door to:

ENTRANCE LOBBY: turned staircase up to the first floor:

FIRST FLOOR LANDING AREA: loft access with pull down ladders, we understand that the loft is part boarded for storage purposes and houses the combination boiler, storage cupboard, door to:

LOUNGE: (rear): 13'8 x 12'5, (4.17m x 3.78m), into alcoves, a lovely, light and airy lounge with feature fireplace and electric fire, picture rail, cornice to ceiling, radiator, door to:

DINING KITCHEN: (rear): 15'1 x 7'4, (4.59m x 2.24m), a superb sized dining kitchen with a range of stylish, base, wall and drawer units, roll edge worktops, single drainer sink unit, integrated electric oven, gas hob, freestanding fridge/freezer and washing machine, tile effect flooring, tiled splashbacks, double glazed window, radiator, double glazed door out to the stairs down to private town garden



**T: 0191 2463666**

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**BEDROOM ONE:** (front): 15'8 x 12'8, (4.78m x 3.86m), including depth of sliding wardrobes and feature, double glazed bay window, radiator, picture rail, cornice to ceiling

**BEDROOM TWO:** (front): 7'9 x 7'9, (2.36m x 2.36m), radiator, double glazed window

**BATHROOM:** 9'8 x 7'5, (2.95m x 2.26m), fabulous sized bathroom, comprising of, bath, separate shower cubicle with chrome shower, pedestal washbasin, low level w.c., panelled walls, panelled ceiling with spotlights, tile effect flooring, double glazed window, radiator

**EXTERNALLY:** delightful, enclosed town garden with Westerly aspect, storage, front garden and path

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains/ Metered

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

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.

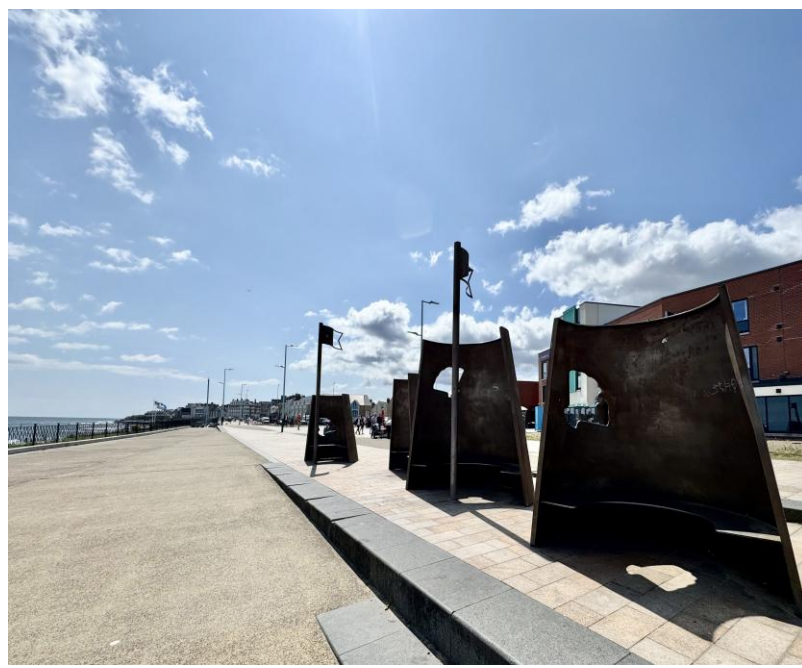
#### **TENURE**

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 999 years from 08.11.1996  
Peppercorn Rent:

#### **COUNCIL TAX BAND: A**

#### **EPC RATING: TBC**

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AWAITING FLOORPLAN

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 relation to this property.

**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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