



Cresswell Close | Whitley Bay | NE25 9EA

£375,000

A fabulous, extended family home, favourably positioned in this sought after cul-de-sac, close to popular local schools, bus routes, local shops and amenities. Cresswell Close is also a short drive from Monkseaton Village and Whitley Bay town centre and sea front. You are welcomed into a light and airy, spacious hallway, the lounge boasts generous proportions into the feature double glazed bay window and there is an attractive, gas stove fire as a focal point, extended, separate dining room and sitting area overlooking and opening out to the garden, family breakfasting kitchen with Range cooker, separate utility room, downstairs cloaks/wc. and access through to the garage with electric roller door. There is a split-level landing to the first floor with four excellent sized bedrooms, two with fitted storage. Luxurious 14'9 bathroom with freestanding bath and separate shower cubicle, just fabulous! Generous rear garden with paved patio, lawn and shed, front garden, long front driveway which could potentially accommodate two/three cars.

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: solid wood flooring, radiator, dado rail, turned staircase to the first floor, under-stair cupboard, door to:

LOUNGE: (front): 17'2 x 12'0, (5.23m x 3.66m), with measurements into alcoves and double-glazed feature bay window, attractive gas, stove fire with tiled hearth and recess, cornice to ceiling, downlighters, radiator

DINING/LIVING ROOM: (rear): 18'5 x 10'8, (5.61m x 3.25m), extended family living and dining room, pleasantly overlooking and opening out to the rear garden via French doors, laminate flooring, radiator

BREAKFASTING KITCHEN: (rear): 15'6 x 14'7, (4.72m x 4.45m), maximum measurements, a stylish and spacious family breakfasting kitchen incorporating a range of base, wall and drawer units, high gloss roll edge worktops, one and a half bowl sink unit with mixer taps, Range cooker, tiled splashbacks, tiled floor, spotlights to ceiling, radiator, double glazed window, double glazed door out to the garden, combination boiler, door to:

UTILITY ROOM/INNER HALL: 11'4 x 4'0, (3.45m x 1.21m), panelling to walls, spotlights to ceiling, wine storage cupboard, single drainer sink unit, base and wall units, roll edge worktops, door to garage, door to:

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c. with push button cistern, tiled splashbacks, extractor fan, tiled floor

GARAGE: 12'2 x 7'4, (3.68m x 2.24m), electric roller door, light and power

FIRST FLOOR LANDING AREA: split level landing with loft access, pull down ladders, we understand that the loft is fully boarded for storage purposes

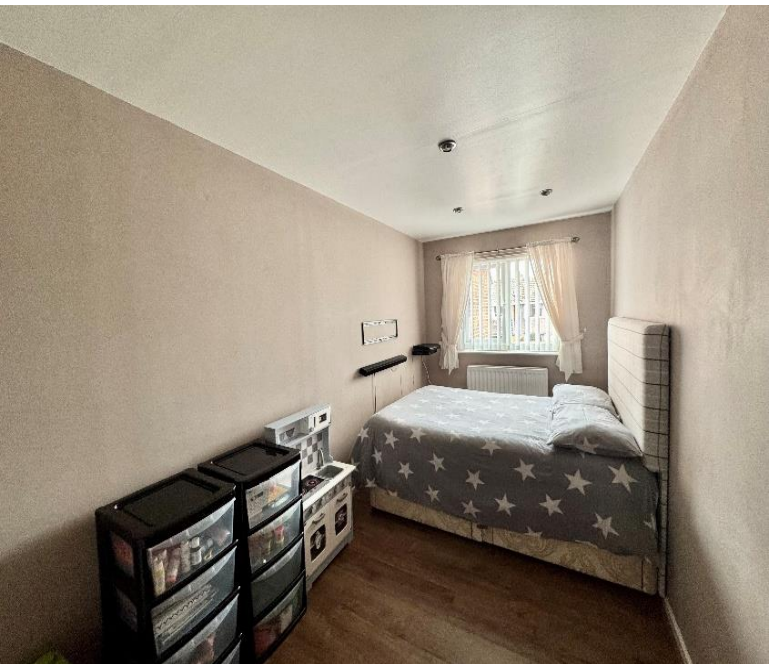
BEDROOM ONE: (front): 12'9 x 10'5, (3.89m x 3.18m), including depth of fitted wardrobes, radiator, double glazed window

BEDROOM TWO: (rear): 10'8 x 9'6, (3.25m x 2.90m), plus depth of fitted wardrobes, radiator, double glazed window

BEDROOM THREE: (front): 15'1 x 7'3, (4.59m x 2.21m), extended double bedroom, radiator, laminate flooring, double glazed window, spotlights to ceiling

FAMILY BATHROOM: 14'9 x 5'1, (4.50m x 1.55m), a luxurious, re-fitted and extended family bathroom, showcasing, freestanding bath with mixer taps and shower spray, shower cubicle, chrome shower with additional forest waterfall spray, pedestal washbasin, low level w.c. with push button cistern, panelled ceiling with spotlights, tiled bath and shower area, two double glazed windows, chrome ladder radiator, modern flooring

EXTERNALLY: a delightful, enclosed rear garden with excellent proportions, block paved patio, steps up to the lawned area with borders, shed. To the front there is a long driveway with parking for two/three cars, garage with electric roller door, lawned garden area



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage/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.

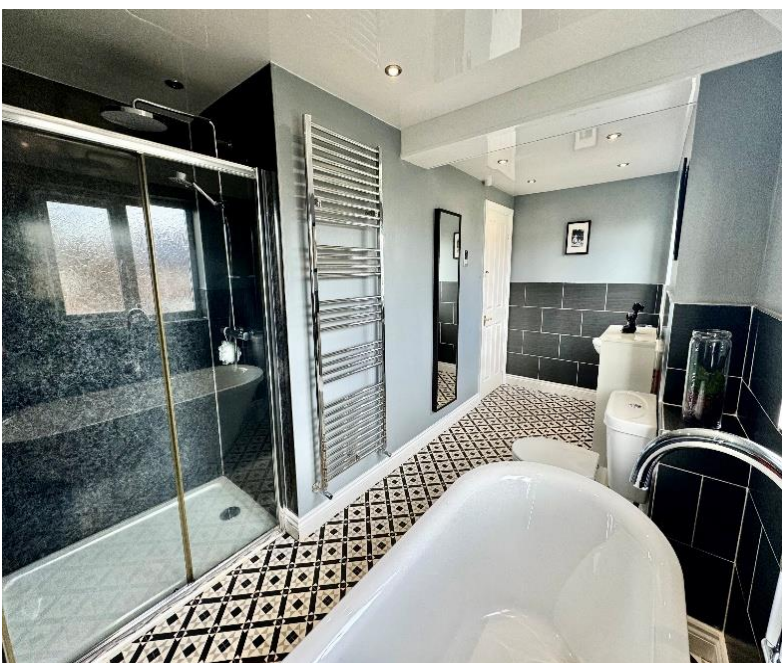
TENURE

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

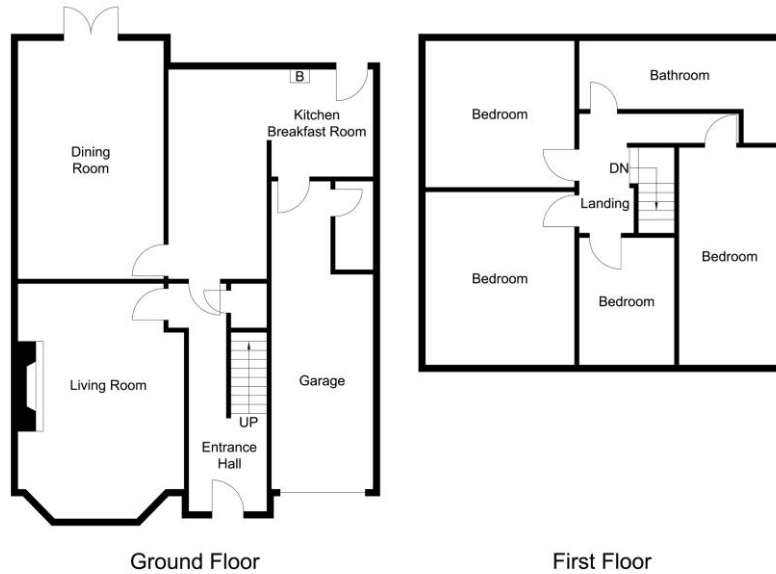
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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