



Margaret Road | Whitley Bay | NE26 2PH

**£160,000**

A highly sought after, Victorian, period ground floor flat located just a short walk from the beach, Metro, Cullercoats bay and local amenities. With superb room sizes, high ceilings, fireplaces and a large private rear yard, we don't anticipate this lovely home will be available for long! The property has no onward chain and opens into a spacious vestibule and hallway with large under-stair storage cupboard. Rear lounge with attractive feature fireplace and gas, coal effect fire, generous sized kitchen with access out to the rear yard. Two double bedrooms, the principal with feature bay window and stunning fireplace, the second bedroom with original cast iron fireplace. Family bathroom with shower. For those looking for coastal living, with the sea on your doorstep and local shops, cafes and amenities close at hand, this is a rare chance to enjoy a perfect blend of indoor and outdoor living!

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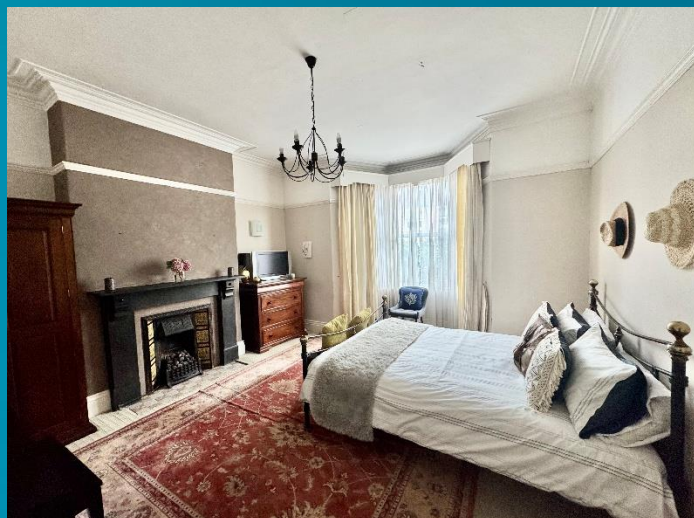
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Entrance Door to:

ENTRANCE VESTIBULE: cornice to ceiling, door to:

ENTRANCE HALLWAY: large under-stair storage cupboard, radiator, door to:

LOUNGE: (rear): 14'8 x 12'4, (4.47m x 3.76m), excluding depth of alcoves, attractive feature fireplace, gas coal effect fire, two storage cupboards, radiator, double glazed window, door to:

KITCHEN: 11'5 x 8'2, (3.48m x 2.48m), a spacious kitchen area, with a range of base, wall and drawer units, co-ordinating worktops, one and a half bowl sink unit with mixer taps, cooker hood, plumbed for automatic washing machine, tiled floor, two double glazed windows, combination boiler, door out to the rear yard.

BATHROOM: comprising of, bath, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled floor, radiator, brick effect tiling, two double glazed windows

BEDROOM ONE: (front): 17'5 x 14'8, (5.31m x 4.47m), into feature double glazed bay window, into alcoves, gorgeous period fireplace, cast iron fire, tiled hearth and inset, cornice to ceiling, picture rail, radiator

BEDROOM TWO: (rear): 11'6 x 7'5, (3.51m x 2.26m), radiator, double glazed window, original cast iron fireplace

EXTERNALLY: large private rear town garden, shared forecourt garden area

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## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
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 01.01.2003  
Ground Rent: One peppercorn

**COUNCIL TAX BAND: A**

**EPC RATING: TBC**

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**AGENTS NOTE:** This property is subject to grant of probate. Please seek an update from branch regarding potential time frames involved.



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## "DoubleClick Insert Picture" FLOORPLAN

## "DoubleClick Insert Picture" 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

**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.

