



Rockcliffe Street | Whitley Bay | NE26 2NW

**£315,000**

A fabulous location, just a short walk from excellent local schools, the beach, town centre and most local amenities. This modern family semi is presented over three spacious floors and has a contemporary interior throughout. Impressive hallway, downstairs cloaks/w.c., generous lounge/dining room with French doors out to the rear garden. Stylish breakfasting kitchen with integrated appliances. To the first floor there are two bedrooms and a gorgeous re-fitted shower room. The principal bedroom to the top floor is spacious and bright with a attractive, modern en-suite shower room. The second floor landing with Velux window would also be perfect for an office desk or reading area. Private and enclosed rear garden, front garden area, on-street parking.

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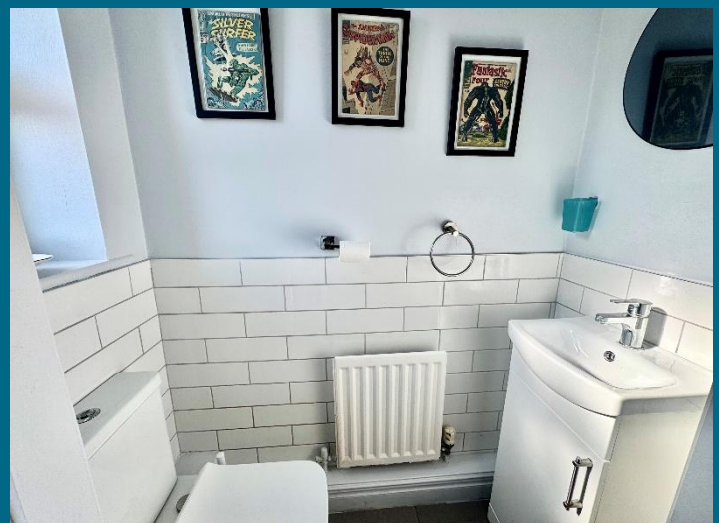
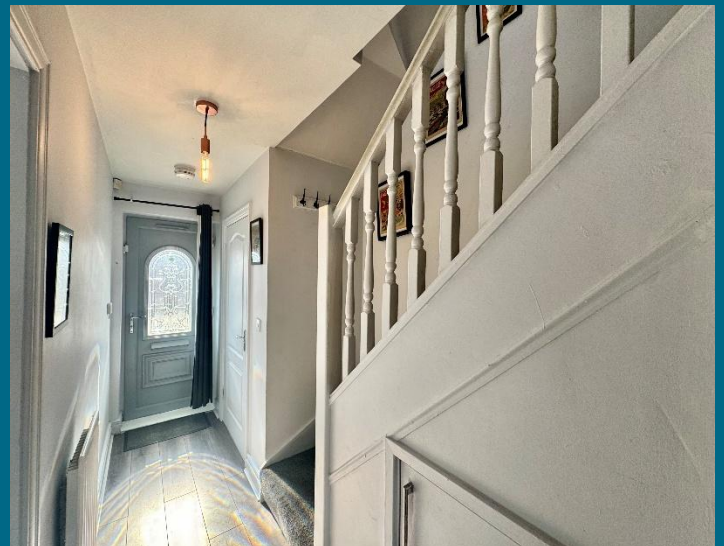
Double Glazed Entrance Door to:

ENTRANCE HALLWAY: feature turned staircase up to the first floor, radiator, under-stair storage cupboard, door to:

DOWNSTAIRS CLOAKS/W.C.: vanity sink unit with mixer taps, low level w.c. with push button cistern, half height brick effect tiling, double glazed window

LOUNGE/DINING ROOM: (rear): 14'9 x 11'6, (4.50m x 3.51m), (maximum measurements), spacious lounge through dining room, double glazed French doors out to the garden, large under-stair cupboard, radiator, double glazed window

BREAKFASTING KITCHEN: (front): 11'7 x 8'9, (3.53m x 2.67m), a stylish and contemporary kitchen area, incorporating a range of base, wall and drawer units, co-ordinating worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, central heating boiler, double glazed window, integrated dishwasher, radiator, spotlights to ceiling, radiator

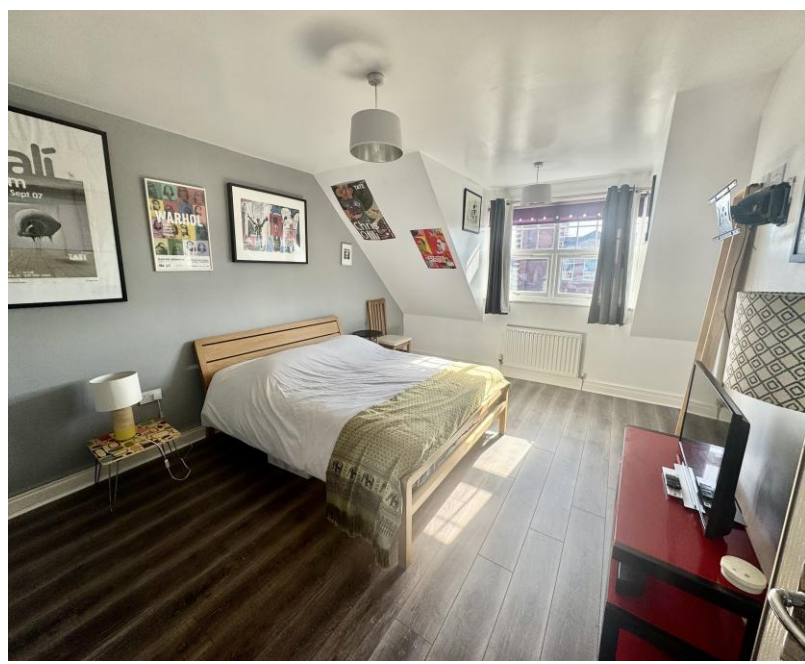


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**FIRST FLOOR LANDING AREA:** staircase up to the second floor, radiator, door to:

**BEDROOM TWO:** (rear): 14'5 x 11'6, (4.39m x 3.51m), maximum measurements, two double glazed window, radiator

**BEDROOM THREE:** (front): 12'5 x 8'8, (3.81m x 2.64m), radiator, double glazed window, laminate flooring

**SHOWER ROOM:** gorgeous, contemporary shower room, showcasing, shower cubicle, chrome shower with additional forest waterfall spray, floating, high gloss vanity sink unit with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, double glazed window, spotlights to ceiling, laminate flooring

**SECOND FLOOR LANDING AREA:** spacious landing with Velux window which offers potential as an office working space or reading area, door to:

**BEDROOM ONE:** (front): 14'9 x 11'7, (4.50m x 3.53m), into double glazed dormer window, plus recess, radiator, door to:

**EN-SUITE SHOWER ROOM:** 8'6 x 8'3, (2.59m x 2.52m), contemporary and spacious en-suite, comprising of, shower cubicle, forest waterfall shower, vanity sink unit with mixer taps, low level w.c., radiator, brick effect tiling, radiator, tile effect flooring

**EXTERNALLY:** private and enclosed rear garden with patio, lawn and borders, which are well stocked with shrubs and fruit trees. Front garden which is gated and also has wrought iron fencing.

## **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

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**

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**

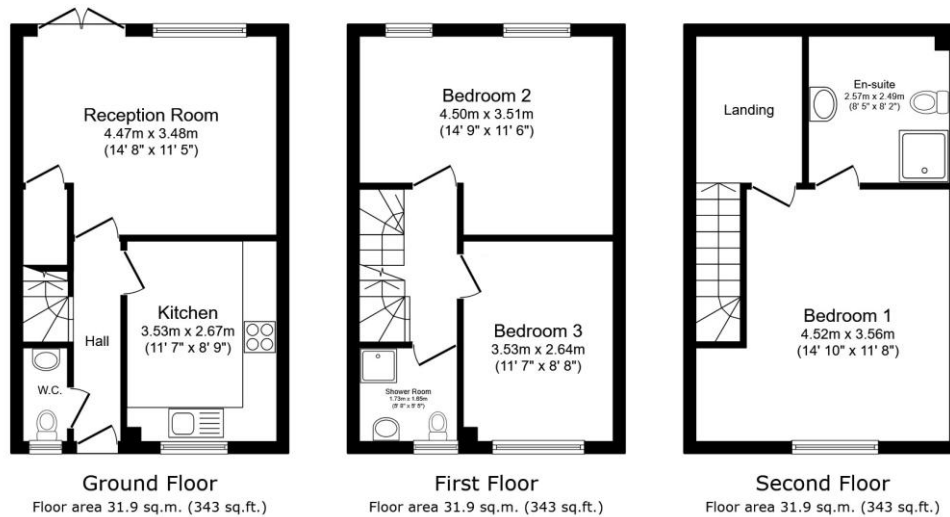
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Total floor area: 95.7 sq.m. (1,030 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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