



Cliftonville Gardens | Whitley Bay | NE26 1QL

**£440,000**

We adore this 1920's end of terrace family home, beautifully located, just a short walk from the beach, within catchment for sought after schools. With our vibrant Whitley Bay town centre, Metro, transport, local eateries and amenities on your doorstep, what an opportunity this fabulous property offers! With a wonderful extension to the rear of the property which beautifully opens up to offer a perfect living and dining kitchen, the living area with multi-fuel burning stove and French doors out to the garden area. The dining kitchen is sleek and stylish with doors to the garden, large roof lantern allowing maximum light into the room and integrated quality appliances, separate utility room, downstairs cloaks/w.c. Impressive entrance hallway with turned staircase up to the first floor, front facing lounge with feature bay window, magnificent fireplace and gas, coal effect fire. Generous first floor landing, three spacious bedrooms, the principal bedroom with bay window and fitted wardrobes, sleek, contemporary four-piece bathroom featuring a bath, shower, basin and w.c., designed with clean lines, modern fixtures, and a stylish finish for a fresh, elegant look. The outdoor space is excellent and boasts a delightful South-Westerly aspect, maximising sunny days, with patio area, artificial lawn, decking and large shed, front forecourt garden area.

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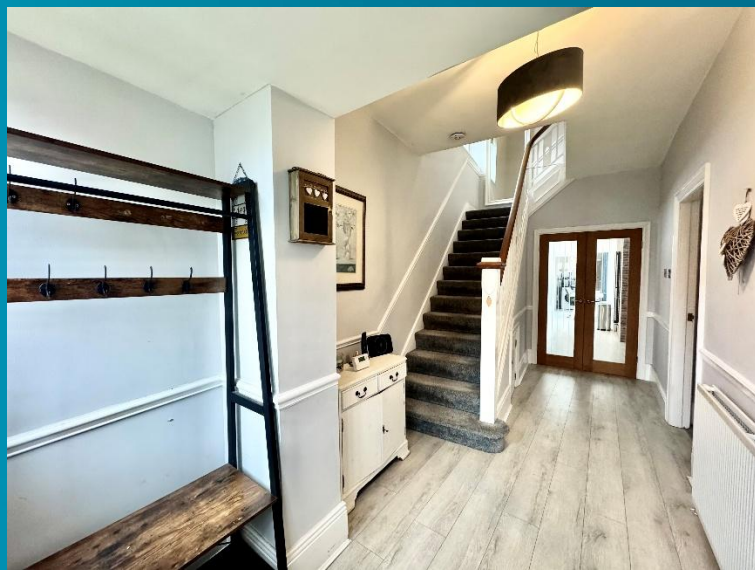
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2



1



Double Glazed Entrance Door to:

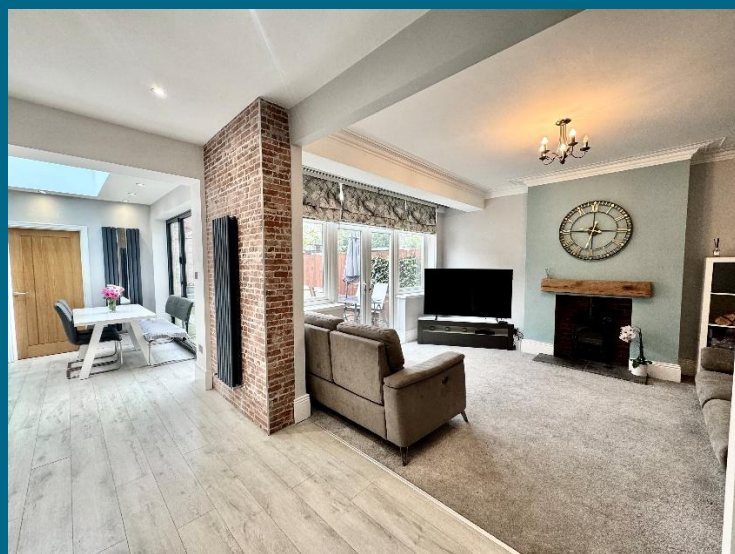
**ENTRANCE HALLWAY:** impressive, light and airy hallway with original, feature turned staircase to the first floor, laminate flooring, two Georgian Bar double glazed windows, dado rail, under-stair cupboard, door to:

**LOUNGE:** (front): 17'2 x 13'0, (5.23m x 3.96m), into alcoves and feature double glazed bay window, stunning feature fireplace with cast iron gas, coal effect fire, two radiators, cornice to ceiling

**LIVING/DINING KITCHEN:** (rear): 23'4 x 9'3, (7.11m x 2.82m), a fabulous, extended, open plan family living and dining kitchen, offering wonderful dining, chilling and entertaining space, the rear lounge showcasing recess with exposed brick, plinth, multi-fuel stove fire, perfect for cosy evenings, double glazed French doors out to the garden area. The dining kitchen has a superb size roof lantern and bi-fold doors out to the garden area, the kitchen is a sleek and stylish range of high gloss base, wall and drawer units, contrasting worktops, integrated double oven, induction hob, cooker hood, one and a half bowl sink unit with mixer taps, under-unit lighting, spotlights to ceiling, additional contemporary mirrored radiator, slip brick feature wall, door to:

**UTILITY ROOM:** 5'9 x 5'7, (1.75m x 1.70m), laminate flooring, combination boiler, spotlights to ceiling, radiator, double glazed window, door to:

**DOWNSTAIRS CLOAKS/W.C.:** floating high gloss vanity sink unit with mixer taps, low level w.c. with push button cistern, double glazed window, half tiled walls, radiator, fitted mirror to wall, spotlights to ceiling, laminate flooring



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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**FIRST FLOOR LANDING AREA:** double glazed window, dado rail, loft access with pull down ladder, we understand that the loft is fully boarded for storage purposes, door to:

**FAMILY BATHROOM:** 10'1 x 8'3, (3.07m x 2.52m), stunning family bathroom, showcasing, bath with hot and cold mixer taps and shower off, shower cubicle with chrome shower, floating high gloss vanity sink unit with mixer taps, low level w.c. with push button cistern, two double glazed windows, radiator, spotlights to ceiling, contemporary flooring

**BEDROOM ONE:** (front): 17'2 x 10'3, (5.23m x 3.12m), excluding depth of fitted storage and including depth of double- glazed bay window, radiator, cornice to ceiling

**BEDROOM TWO:** (rear): 15'8 x 12'6, (4.78m x 3.81m), into feature double glazed bay window and alcoves, radiator

**BEDROOM THREE:** (front): 9'8 x 7'6, (2.95m x 2.29m), plus depth of alcoves, radiator, double glazed window, recessed storage

**EXTERNALLY:** a gorgeous, substantially improved rear garden enjoying a delightful South-Westerly aspect. With paved patio, artificial lawn, decked patio and large shed, side area with gated access out to the lane area. Enclosed front forecourt garden, walled and gated

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas & Multi fuel log burner

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: D

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# Awaiting FLOORPLAN

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 63 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.