



**Kingsley Avenue, Whitley Bay, NE25 8RX**

**£250,000**

Located just a short walk from the Metro, Whitley Bay town centre and sought after local schools, this stylish and spacious family home, offers superbly priced accommodation with a large rear garden, perfect for the family. There is a composite entrance door into the extended porch, hall, beautiful lounge with stunning multi-fuel stove fire and exposed brick recess, generous family breakfasting kitchen with breakfast bar, modern units and worktops, fabulous, recently re-fitted downstairs bathroom, separate cloaks/wc. Three double bedrooms to the first floor, the principal bedroom with fitted wardrobes. The large, private rear garden is mainly lawn with decking and additional paved patio, large summerhouse and negotiable hot tub. There is also a front, block paved driveway for off street parking and Pod point Electric Vehicle Charger.

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**Composite Entrance Door to:**

**ENTRANCE PORCH:** two double glazed windows, tile effect flooring, open through to hallway, staircase to the first floor, door to:

**LOUNGE:** (front): 14'2 x 11'9, (4.32m x 3.58m), with measurements into alcoves, a beautifully presented family lounge with two double glazed windows allowing maximum light into the room, stunning, multi-fuel stove fire, feature plinth, exposed brick recess, radiator, door to:

**BREAKFASTING KITCHEN:** 9'6 x 7'9 x 15'7, (2.90m x 2.36m x 4.75m), this homely, spacious family breakfasting kitchen overlooks the rear garden and incorporates a breakfast bar and range of modern base, wall and drawer units, contrasting worktops, electric point, storage cupboard, brick effect tiling, radiator and radiator cover, single drainer sink unit with mixer taps, double glazed window, tile effect flooring, through to:

**INNER HALLWAY:** double glazed door to the rear garden, door to:

**DOWNSTAIRS CLOAKS/W.C.:** low level w.c, hand washbasin, double glazed window

**DOWNSTAIRS BATHROOM:** Contemporary and stylish re-fitted bathroom, comprising of, bath with hot and cold mixer taps and shower off, vanity sink unit with mixer taps, fully panelled tile effect walls and floor, double glazed window, radiator

**FIRST FLOOR LANDING AREA:** door to:

**BEDROOM ONE:** (front): 15'1 x 10'2, (4.59m x 3.10m), including depth of alcoves, two storage cupboards, one with loft access, we understand that the loft is partially boarded for storage purposes, fitted mirrored wardrobes with ample hanging and storage space, double glazed window, radiator, wood flooring

**BEDROOM TWO:** (rear): 11'4 x 8'8, (3.45m x 2.64m), including depth of alcoves, radiator, double glazed window

**BEDROOM THREE:** (rear): 9'5 x 8'0, (3.10m x 2.44m), radiator, double glazed window

**EXTERNALLY:** a large, private rear garden with lawn, patio, decked rear patio and large summerhouse, hot tub, (negotiable), front, block pave driveway and Pod point EV charging point



#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Off street/Driveway

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

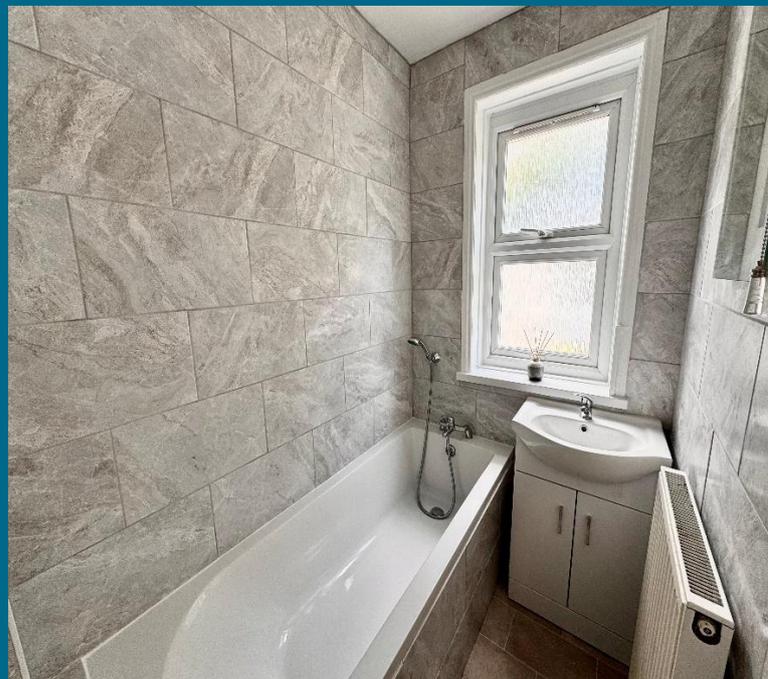
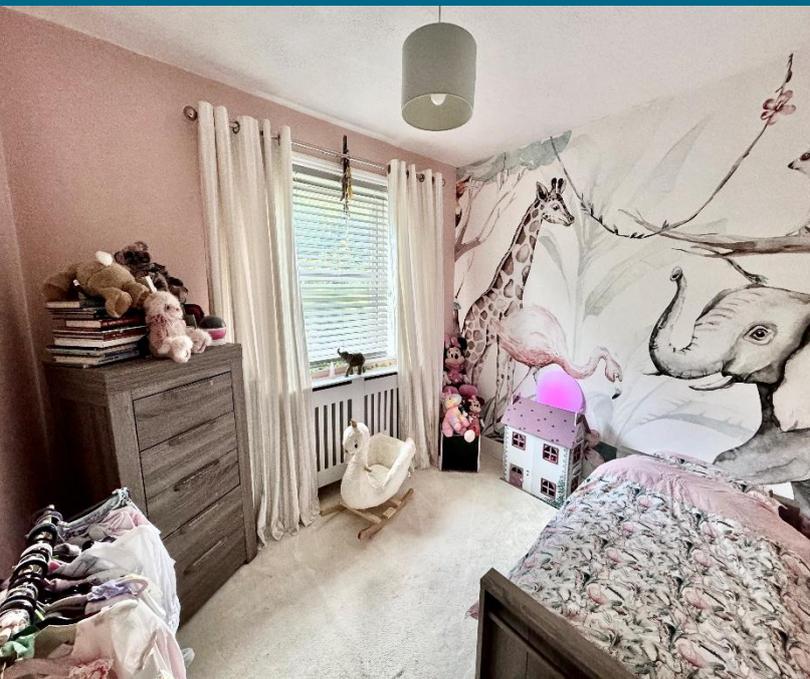
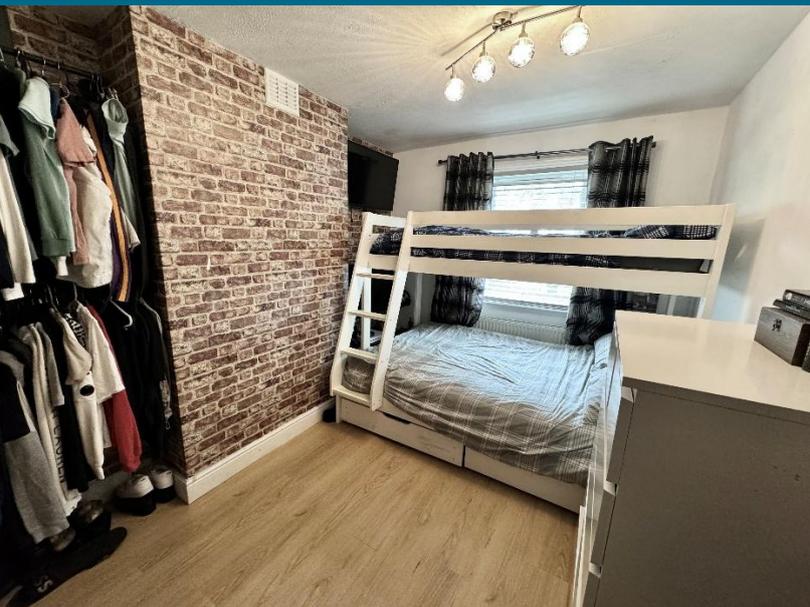
#### TENURE

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: A**

**EPC RATING: C**

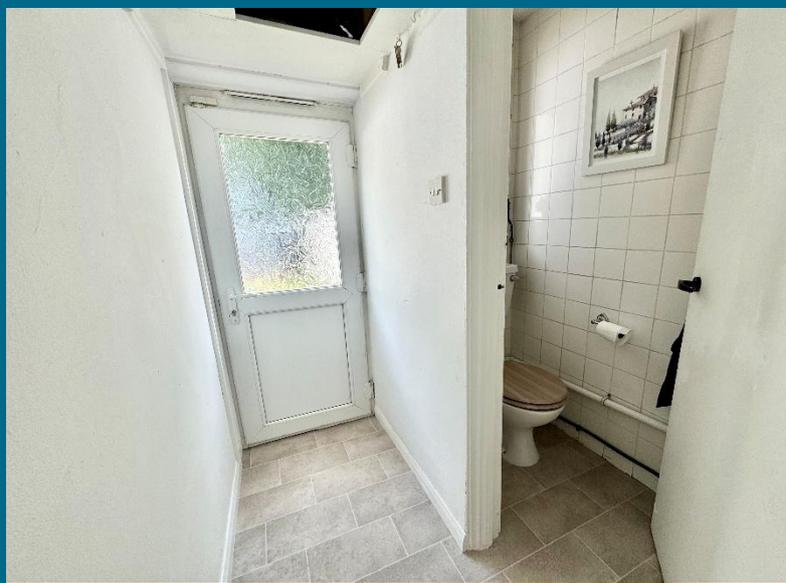
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# AWAITING FLOORPLAN

**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.

**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.



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