



Percy Gardens | Whitley Bay | NE25 8RF

£380,000

Nestled away on this sought after street, this charming, Edwardian, 1920's end terrace family home is just waiting for its new family to make new memories! Within walking distance to popular schools, amenities, Marden Quarry Nature Reserve, Metro station, award winning town centre and our stunning coastline, with picturesque sunrise walks, scenic coastal runs and refreshing dips in the sea. Benefitting from no onward chain, this gorgeous home has a range of beautifully preserved original features adding character and timeless appeal throughout. Impressive hallway with turned staircase to the first floor, lounge with feature bay window, cast iron fireplace with gas, living flame fire, dining room with French doors opening out to the South Facing rear garden, cast iron fireplace with gas, living flame fire. Stylish, family kitchen with integrated appliances and access out to the garage. To the first floor there are three bedrooms, two of them showcasing fitted wardrobes offering ample storage space, beautiful family bathroom with separate shower cubicle, private, enclosed South facing rear town garden, with access to rear driveway and garage. Front forecourt garden area with privacy hedging, Just ,wonderful!

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**Beautiful 1920's Three Bedroom
Semi Detached Home**

**Gorgeous Lounge with Feature Bay
Window and Gas Fire**

**Dining room with French Doors to
the South Facing Rear Garden**

**Stunning Kitchen with Integrated
Appliances**

**Within Walking Distance to Local
Schools and Amenities**

Impressive Hallway and Landing

**Family Bathroom with Walk In
Shower Cubicle and Separate Bath**

**Three Bedrooms, Two with Fitted
Wardrobes**

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: (front) 10'9 x 6'6 (3m x 1.8m), spacious hallway with turned staircase to the first floor, picture rail, double -glazed, stained- glass window, under stairs cupboard, radiator

LOUNGE: (front) 13'1 x 16'3 (3.9 x 4.9m), gorgeous lounge with measurements into alcoves, feature bay double glazed window, coving to ceiling, ceiling rose, cast iron fireplace with gas, living flame fire, hearth, radiator

KITCHEN: (side) 14'5 x 7'3 (4.3m x 2.1m), modern kitchen with a range of wall and base units, contrasting worktops, gas oven and hob, cooker hood, integrated dishwasher, fridge/freezer, single drainer sink unit with taps, part tiled walls, pantry cupboard, tiled flooring, three double glazed windows, radiator, door to garage

DINING ROOM: (rear) 16'7 x 12'3 (4.9m x 3.7m), measurements into alcoves, cast iron fireplace with gas, living flame fire, hearth, French Doors to rear South facing garden, coving to ceiling, ceiling rose, radiator

FIRST FLOOR LANDING: light and airy landing, turned staircase, picture rail, double glazed window

FAMILY BATHROOM: excellent sized bathroom, bath with mixer taps, shower cubicle, half pedestal wash basin with mixer taps, low level w.c., fully tiled walls and floor, ladder radiator, double glazed window, spotlights to ceiling

BEDROOM ONE: (rear) 13'9 x 11'1 (13.9m x 3.4m), fitted wardrobes, picture rail, double glazed window, radiator

BEDROOM TWO: (front) 13'9 x 11'1 (3.9m x 3.4m), fitted wardrobes, picture rail, ceiling rose, double glazed window, radiator

BEDROOM THREE: (front) 9'3 x 7'3 (2.7m x 2.1m), picture rail, double glazed window with stain glass, radiator

EXTERNALLY: to the rear of the property is a South facing town garden with fenced borders, driveway, garage, and to the front of the property a forecourt garden area with privacy hedging

T: 0191 2463666

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: Garage

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

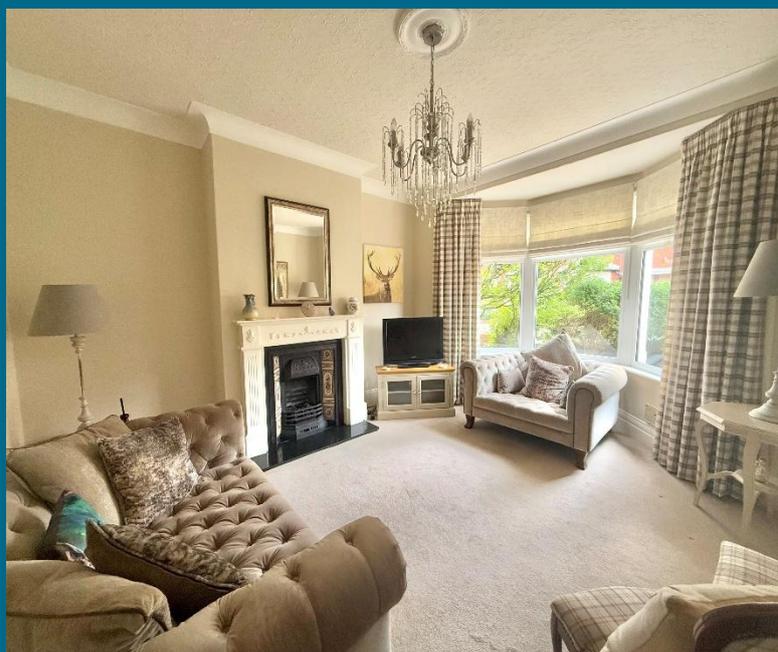
TENURE

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: TBC

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AWAITING FLOORPLAN

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.

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.

