



Rodney Way | Whitley Bay | NE26 3JG

**£355,000**

Set in the heart of a peaceful neighbourhood in the popular area of Whitley Lodge, this delightful two-bedroom semi-detached bungalow combines comfort, space, and potential. This gorgeous bungalow is also available with no onward chain and boasts excellent room sizes throughout. Externally it benefits from sunny gardens and a generously proportioned detached garage with a drive for off-street parking. Step through the entrance porch into a bright, welcoming hallway that connects every room with ease. The front-facing lounge is generously sized, featuring a large picture window that fills the space with natural light, creating an inviting area for relaxing or entertaining. To the rear, the kitchen offers a pleasant outlook over the garden, fitted with ample storage and workspace. A useful utility room sits just beyond. The home's two bedrooms are both well-proportioned double bedrooms, with the principal bedroom enjoying fitted wardrobes and a view of the rear garden. The bathroom has a classic three-piece suite with tiled walls and double-glazed privacy window creating a naturally bright space. Outside, the gardens have been lovingly kept and are easy to maintain. The rear garden offers a central lawn, patio areas, and mature shrubs, making it a lovely spot to enjoy the sunshine. The property also benefits from driveway parking and a detached brick-built garage. Perfectly positioned close to local shops, transport links and the stunning Whitley Bay coastline, this home offers peaceful living within easy reach of everything you need.

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**Semi Detached Bungalow**

**Utility Room**

**Desirable Location**

**Stunning Rear Garden /Corner Plot**

**Lounge with Picture Window**

**Detached Garage /Driveway**

**Two Double Bedrooms**

**No Onward Chain**

**For any more information regarding the property please contact us today**

**ENTRANCE PORCH:** Double Glazed entrance door, carpet floor, single glazed windows, door to:

**ENTRANCE HALLWAY:** radiator, cloaks cupboard, carpet floor, tongue and groove panelled walls, door to:

**BEDROOM TWO:** (front): 8'9 x 10'8, (2.67m x 3.25m) maximum measurement including built in cupboard, double glazed window, radiator.

**LOUNGE:** (front): 21'1 x 11'8, (6.35m x 3.56m), a superb sized lounge with measurements into alcoves, large double-glazed window flooding the room with natural light, stylish cornice, gas fire, radiator

**BATHROOM:** Fully tiled walls, double glazed privacy glass, pedestal washbasin, bath, low level cistern W.C.



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**BEDROOM ONE:** (rear): 13'5 x 11'8, (4.09m x 3.56m), including depth of attractive fitted wardrobes with coordinating bedside cabinets and dresser table area, there is also additional built in storage cupboards, radiator, double glazed window with garden view that creates a light and relaxing space.

**KITCHEN:** 9'5 x 8'8, (2.87m x 2.64m), incorporating a range of base, wall and drawer units, co-ordinating worktop, fully tiled walls, sink unit with mixer taps, radiator, double glazed window with view of the appealing garden, open doorway through to:

**UTILITY:** 9'3 x 7'5 (2.82m x 2.26m): An open space with that flows from the kitchen, incorporating worktop space, plumbing for washer, stylish Belfast sink with hot and cold taps, fully tiled walls and tiled floor, modern combi boiler, front and rear aspect double glazed windows, providing an abundance of natural light, double glazed door to the beautiful rear garden.

**EXTERNALLY:** Generous detached garage with drive for off-street parking, equipped with refitted electric roller door and side door for access from the garden. Front and rear gardens with the benefit of a corner plot providing ample space in both gardens which part paved and well maintained, providing ample space for relaxing and entertaining.

#### **PRIMARY SERVICES SUPPLY**

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

#### **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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Floorplan

Garage

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 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 relation to this property.



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