



Fairfield Drive Whitley Bay

**£159,950**

This beautiful, 1930's upper flat is positioned on the corner on this highly sought after street. Within walking distance to the Metro, Sainsbury's and local amenities, there are also excellent local schools close by. Available with no onward chain and showcasing a fabulous, enclosed, low maintenance front garden and your own private front door. Entrance lobby, spacious landing, original doors and features, spacious lounge with bay window, fitted kitchen with integrated appliances, two double bedrooms, bathroom with shower. This upper flat also boasts a newly replaced roof. We can't wait for you to see it!!

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**Gorgeous, 1930's Upper Flat**

**Close to the Metro, Sainsbury's**

**Lounge with Feature Bay Window**

**Modern Kitchen with**

**Two Double Bedrooms**

**Family Bathroom with Shower**

**Private Front Garden**

**No Onward Chain**

For any more information regarding the property please contact us today

Double Glazed Entrance Door To:

ENTRANCE LOBBY: stairs up to:

FIRST FLOOR LANDING AREA: a spacious, light and airy landing with original doors into the rooms, loft access, storage cupboard, door to:

LOUNGE; (front): 14'11 x 10'0, (4.55m x 3.05m), into feature double glazed bay window and alcoves, radiator, picture rail

KITCHEN: (rear): 12'0 x 6'11, (3.66m x 2.11m), a modern fitted kitchen oozing ample natural light. The kitchen is fitted with a range of white base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, cooker hood, single drainer sink unit with mixer taps, washer/dryer, fridge, slimline dishwasher, freezer, panelled ceiling, pantry cupboard, radiator, laminate flooring, combination boiler, tiled splashbacks, two double glazed windows

BEDROOM ONE: (rear): 11'0 x 10'0, (3.35m x 3.05m), radiator, double glazed window, picture rail

BEDROOM TWO: (front): 12'0 x 7'0, (3.66m x 2.13m), radiator, double glazed window

BATHROOM: 7'10 x 5'0, (2.39m x 1.52m), modern bathroom, comprising of, bath, electric shower, pedestal washbasin with mixer taps, low level w.c., panelled ceiling, modern tiling, double glazed window

EXTERNALLY: private front garden area and pathway. Enclosed patio area with fencing

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease 999 Years from 06/03/21987 (960 Years remaining)

A peppercorn rent

#### COUNCIL TAX BAND: A

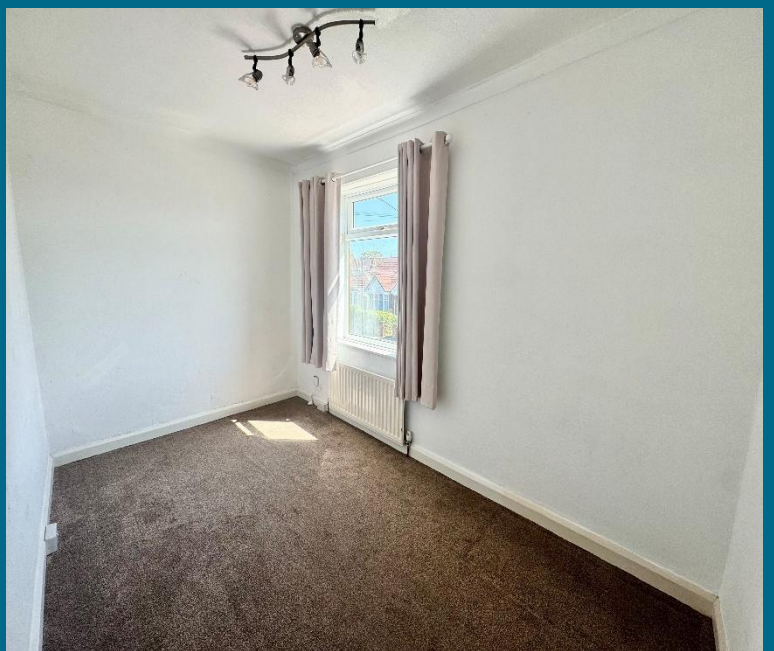
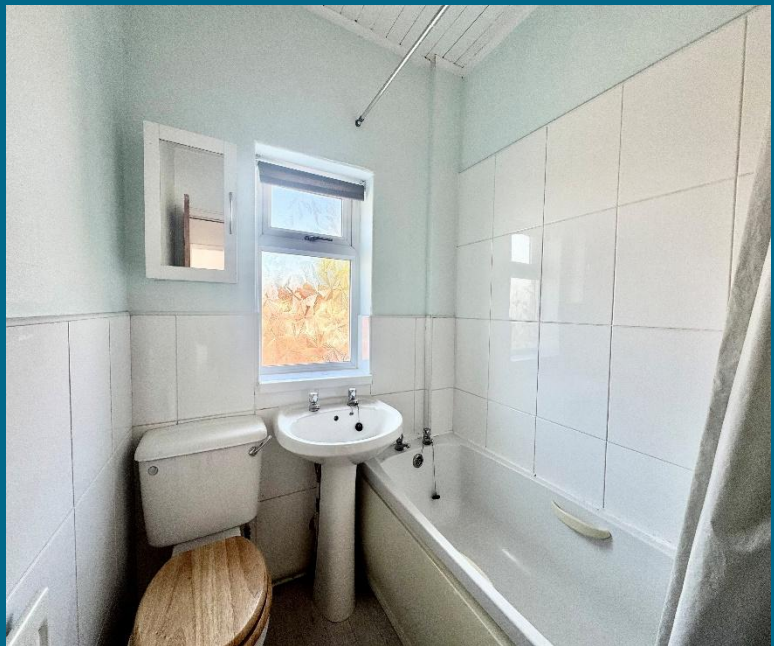
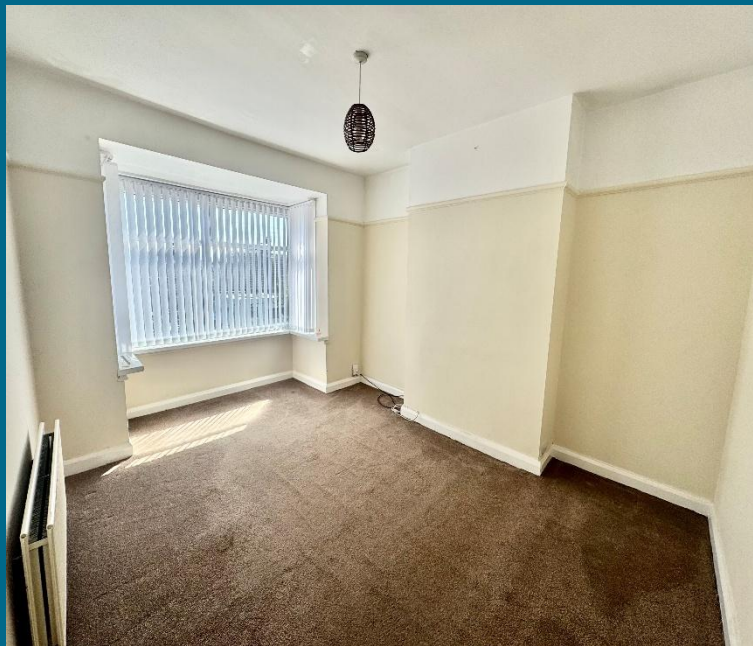
#### EPC RATING: TBC

WB3787.AI.DB.06.05.2026.V.2

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## AWAITING EPC & 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.



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