



## Oakland Road | Whitley Bay | NE25 8LS

# £385,000

A beautiful two-bedroom semi-detached bungalow, positioned within a highly regarded residential setting in the heart of Monkseaton. Thoughtfully modernised throughout whilst retaining a sense of character, this impressive home offers stylish single-level living, generous proportions and a wonderful rear garden, all available with no upper chain. The accommodation begins with a welcoming vestibule opening into a central hallway, setting the tone for the quality found throughout. Undoubtedly a standout feature of the home is the superb open-plan kitchen diner, designed with both everyday living and entertaining in mind. Fitted with a comprehensive range of contemporary units, contrasting work surfaces, central island and integrated appliances, the space also offers room for dining and breakfast seating, creating a sociable heart to the property. A separate utility area adds further practicality. To the rear, a well-proportioned lounge provides an elegant and comfortable reception space, enhanced by natural light and tasteful presentation. There are two bedrooms, including an excellent principal bedroom with generous dimensions, alongside a versatile second room ideal as a guest bedroom, dressing room or home office. Completing the interior is a stylish modern bathroom finished with a white suite and shower over bath. Externally, the property enjoys driveway parking, while to the rear is a delightful enclosed garden combining lawn and patio areas, ideal for relaxing or outdoor dining. Set within ever-popular Monkseaton, the property enjoys easy access to local shops, cafes, highly regarded amenities, transport links and the coastline.



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**Semi-Detached Bungalow**

**Contemporary Bathroom**

**Superb Open-Plan Kitchen Diner**

**Stylish Lounge with Garden Outlook**

**No Onward Chain**

**Utility Area**

**Enclosed and Private Rear Garden**

**Sought After Monkseaton Location**

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

**VESTIBULE:** Front entrance door, double-glazed windows, door to:

**ENTRANCE HALLWAY:** Storage cupboard, door to:

**BEDROOM ONE 15'5" x 12'10"** (4.70m x 3.91m): Double glazed bay window, double glazed window, radiator.

**BEDROOM TWO 9'9" x 7'7"** (2.97m x 2.31m): Double-glazed window, radiator.

**BATHROOM 6'9" x 5'8"** (2.06m x 1.73m): Panelled bath with shower over and glazed screen, floating vanity wash hand basin, low level W.C, part tiled walls, tiled floor, radiator, double-glazed window.

**KITCHEN DINER 19'2" x 13'5"** (5.84m x 4.09m): Fitted with a range of wall, base and drawer shaker style units, work surfaces, inset sink with mixer tap, integrated oven, hob, integrated fridge freezer, central island, double-glazed windows, radiator, door to:

**UTILITY:** combination boiler, radiator, storage cupboard with plumbing, side access door.

**LIVING ROOM 13'7" x 12'11"** (4.14m x 3.94m): Double glazed French doors to garden and double-glazed box bay, radiator, feature fireplace with electric fire, alcove shelving and cupboard.

**EXTERNALLY:** To the front is a driveway providing off street parking and to the rear is a delightful enclosed garden, with mature borders, lawn and patio areas

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: "Cable/FTTC/FTTP/

Mobile Signal Coverage Blackspot: No

Parking: 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: B**

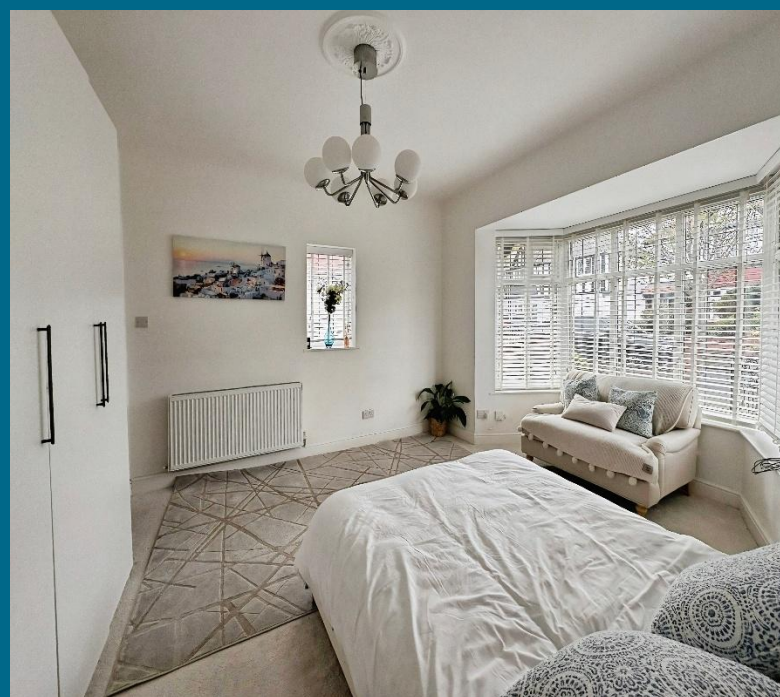
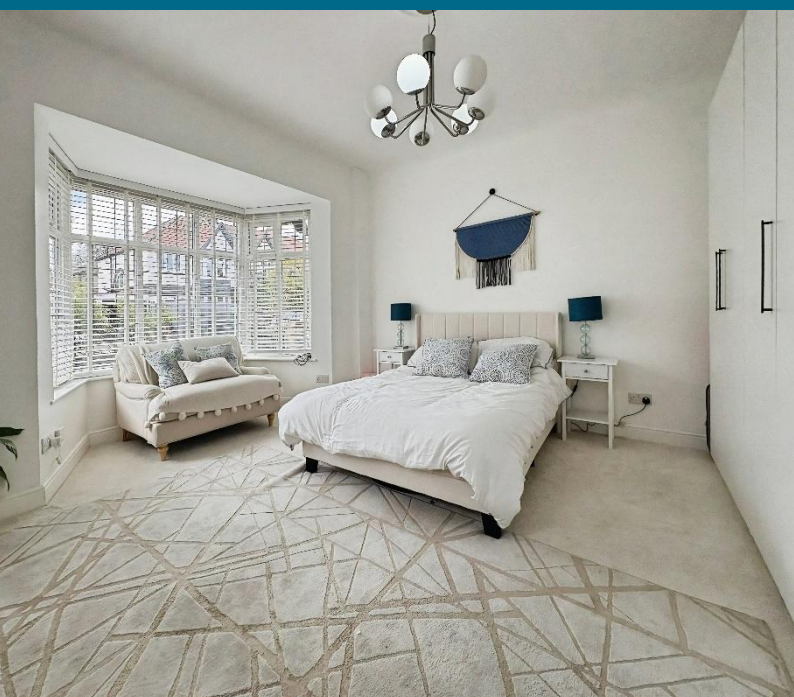
**EPC RATING: D**

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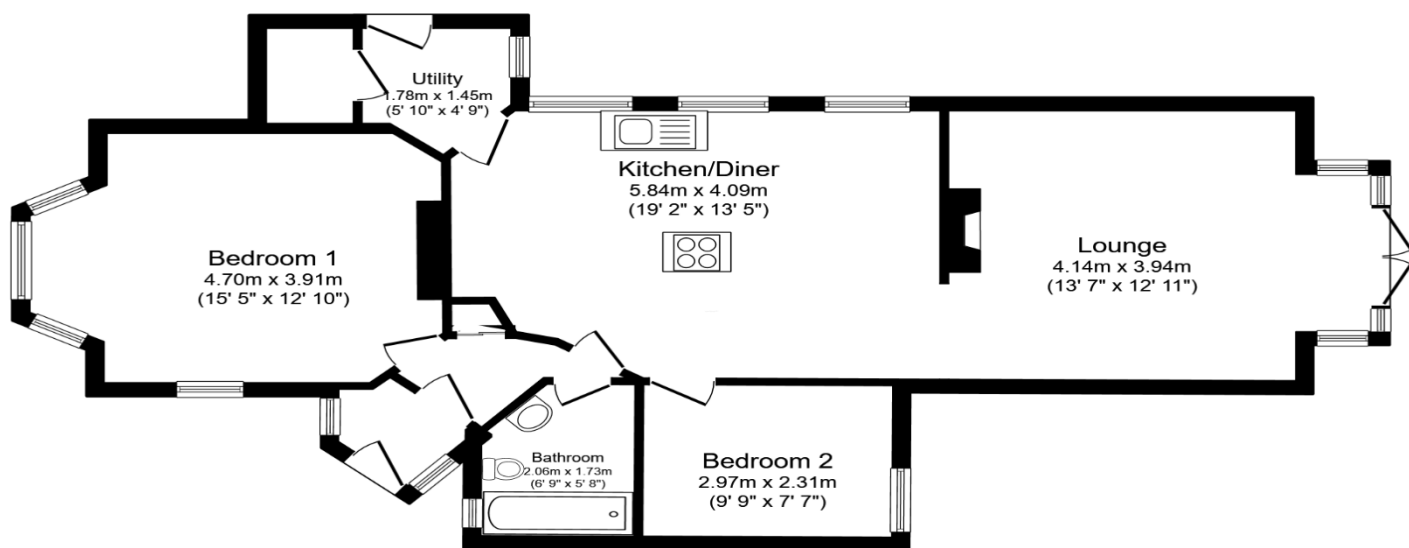


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

22 Oakland Road, Whitley Bay, NE25 8LS



Floor Plan

Floor area 78.9 sq.m. (850 sq.ft.)

Total floor area: 78.9 sq.m. (850 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**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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