



Bideford Gardens | Whitley Bay | NE26 1QP

£425,000

An immaculate Edwardian terraced home, believed to date from the early 1900's, retaining a wealth of period character and architectural detail. Positioned beautifully on this highly sought after, tree lined street, just a short walk from the beach, vibrant town centre, amenities and within catchment for popular local schools of excellence. Boasting a delightful Westerly aspect to the rear garden, which has been thoughtfully designed with patio area, artificial lawn, seating areas, storage and up and over garage door, should you prefer off street parking. Stunning entrance vestibule with original, stained leaded light panes, through to an impressive hallway with feature panelling, cornice, turned original staircase with runner carpet up to the first floor. Enjoy cosy nights in the front lounge, enjoying the fabulous multi fuel stove fire, natural light floods this stylish room through the feature bay window. The family living and dining kitchen has been beautifully re-designed to include a contemporary range of units, Belfast sink and integrated appliances. A stylish peninsula breakfast bar provides casual dining/seating and creates a natural divide between the kitchen and living space. The living and dining space opens out to and overlooks the enclosed garden area, perfect for summer evenings with the family or if entertaining. A downstairs cloaks/w.c concludes the ground floor living space before we head upstairs. We can't wait for you to see the beautifully appointed bathroom, featuring a freestanding claw-foot bath, generous walk-in shower with rainfall fitting, stylish, marble-effect tiling and contrasting dark cabinetry. Finished with a chrome heated towel rail and contemporary fixtures for a smart, luxurious feel. There are attractive fitted wardrobes to two of the three bedrooms, providing ample hanging and storage space. Alongside the sunny, enclosed rear garden there is a walled and gated front forecourt garden area and on-street parking to the front.

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Immaculate Edwardian Terrace

"Highly Regarded Location"

Walking Distance to Beach

Excellent Local Schools

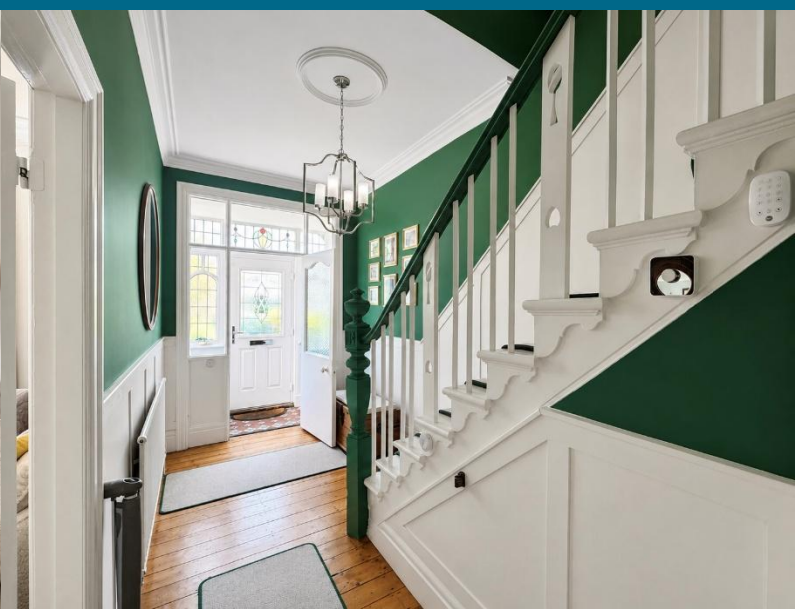
Westerly Rear Garden

Stunning Vestibule & Hallway

Two Reception Rooms

Three Bedrooms, Off Street Parking

For any more information regarding the property please contact us today



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ENTRANCE VESTIBULE: Double glazed entrance door into spacious vestibule, with original stained leaded light panes, original tiled floor, original door with side panes into:

ENTRANCE HALLWAY: An impressive and spacious hallway with feature panelling to walls, period, turned staircase up to the first floor with elegant runner carpet, radiator, feature arch plasterwork, cornice to ceiling, wood floor, door to:

LOUNGE: (front): 16'7 x 13'6, (5.05m x 4.12m), with measurements into alcoves and feature double glazed bay window with stained leaded light tops, gorgeous, multi-fuel stove fire with exposed brick recess and tiled hearth, radiator, cornice and ceiling rose

OPEN PLAN LIVING/DINING KITCHEN: (rear): 19'5 x 16'4, (5.92m x 4.98m), into alcoves, plus recess, a beautifully re-designed and re-fitted family living and dining space, perfect for family time or entertaining. Doors open out from the dining area, making sure you can enjoy long summer days or warm evenings. The kitchen has been re-fitted with a stylish range of base, wall and drawer units with co-ordinating wood worktops. Belfast sink with mixer taps, integrated eye-level double electric oven, hob and cooker hood, wood floor, vertical radiator, integrated washing machine, door out to the rear garden, double glazed window, spotlights to ceiling, door to:

DOWNSTAIRS CLOAKS/W.C.: low level w.c. with push button cistern, pedestal washbasin with mixer taps, double glazed window, tile effect flooring

FIRST FLOOR LANDING AREA: Spacious landing with doors opening to:

FAMILY BATHROOM: 10'0 x 8'3, (3.05m x 2.52m), Luxurious, Victorian style, re-fitted bathroom, showcasing free standing bath with claw feet and wall mounted mixer taps, walk in shower cubicle with chrome shower and additional rainfall shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, spotlights to ceiling, modern tiling, tile effect flooring, two double glazed windows, loft access with pull down ladders and partial boarding for storage, chrome ladder radiator

BEDROOM ONE: (front): 14'1 x 12'9, (4.29m x 3.89m), excluding depth of fitted wardrobes and over-bed storage, radiator, double glazed window with stained leaded light tops, cornice to ceiling

BEDROOM TWO: (rear): 13'9 x 10'7, (4.19m x 3.22m), excluding wardrobes, spacious double bedroom with fitted wardrobes and over-bed storage, radiator, double glazed window

BEDROOM THREE: (front): 10'4 x 6'1, (3.15m x 1.85m), radiator, double glazed window with stained leaded light tops

EXTERNALLY: Walled and gated front garden area. The West facing rear garden has been lovingly and thoughtfully landscaped to create a perfect outdoor space for families, with artificial lawn, built in raised flower beds and seating, paving, feature chippings, storage, up and over garage door

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Rear 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. We have been advised that the property is within close proximity to an old mine shaft. The sellers have confirmation and security from the Coal Board that there is no risk and all risks in any event are indemnified by them. The North East region is famous for its rich mining heritage.

RISKS

Flooding in last 5 years: NO

Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

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

WB2188AI.DB.8/826.V.1

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.



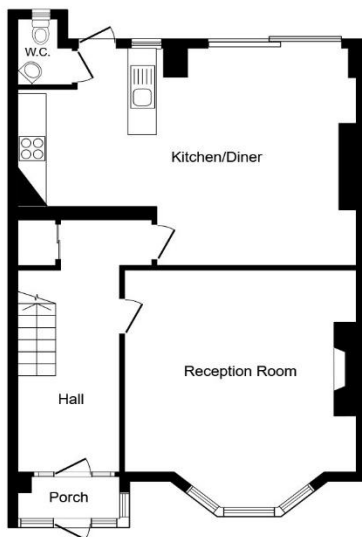
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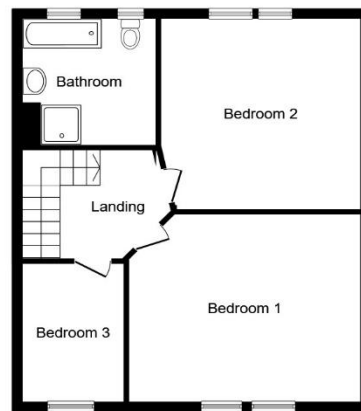
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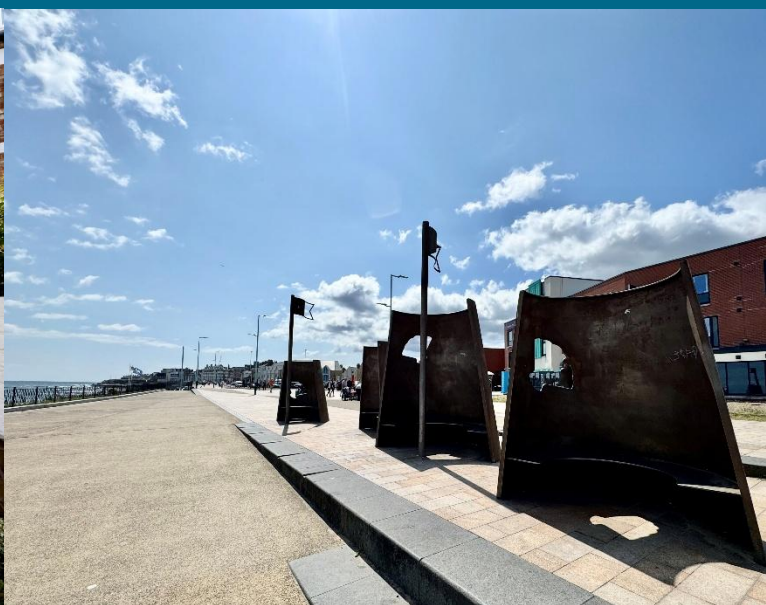


Ground Floor



First Floor

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 any 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



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

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