



Monkseaton Drive | Whitley Bay | NE26 1SZ

**£550,000**

A unique and fabulous opportunity to view and buy this 1930's period semi detached family home. Showcasing a well maintained rear garden extending to approximately 100 feet in length, with an expansive lawn; mature planting, established borders and a substantial raised timber deck, creating the perfect space for both family life and outdoor entertaining. Whether relaxing in the garden, enjoying summer barbecues on the deck or taking a slow walk down to the beach, the lifestyle this home affords is second to none! Stepping through the front door, you are immediately welcomed by an impressive hallway that sets the tone for the rest of this exceptional home. Rich original oak panelling, an elegant, sweeping central staircase and beautifully preserved period detailing combine to create a striking first impression. Flooded with natural light from the features leaded window the hallway opens into the stylish and elegant front lounge with feature bay window, relax in the separate rear living room opening through to the conservatory opening out to the garden area. Traditional family breakfasting kitchen, additional dining area and utility space with access through to the garage and out to the garden area, downstairs cloaks/w.c. The galleried landing enhances the feeling of openness, showcasing the home's craftsmanship and timeless character. If you are looking for bedroom space the three double bedrooms on offer would suit all members of the family, with two benefiting from fitted wardrobes. Luxurious family bathroom with freestanding bath, separate shower cubicle, "his and hers" washbasins too! Boasting a stunning kerb appeal with front garden, driveway and garage. Within catchment for local schools of excellence and within walking distance to the town centre. Best be quick!

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: 16'0 x 10'0, (4.88m x 3.05m), maximum, flooded with natural light from the double glazed leaded window, with a beautiful, central, turned staircase, rich, original panelling to the staircase and the walls create an elegant and grand entrance that sets the tone for the rest of this gorgeous home, hardwood floor, radiator, under-stair cloaks cupboard, door to;

LOUNGE: (front): 16'0 x 12'0, (4.88m x 3.66m), with measurements into feature double glazed bay window and alcoves, the bay window being fitted with quality shutter blinds, radiator, attractive Louis style fireplace with marble hearth and back panel, dado rail, cornice to ceiling, ceiling rose

REAR LOUNGE: 17'0 x 12'0, (5.18m x 3.66m), into alcoves, this fabulous rear lounge enjoys a French door opening through to the conservatory, full height panes with stained leaded light tops, gas fire, concealed by fitted feature panel, wall lights, oak flooring, radiator, dado rail, cornice to ceiling

CONSERVATORY: 12'10 x 10'0, (3.91m x 3.05m), enjoying views over the rear garden this lovely room is perfect for relaxing. Tiled floor, double glazed French door out to the garden area

BREAKFASTING KITCHEN: (rear): 13'0 x 10'0, (3.96m x 3.05m), excellent sized family breakfasting kitchen with breakfast bar, the kitchen is fitted with a traditional range of base, wall and drawer units, roll edge worktops, integrated electric oven, hob and cooker hood, plumbing for dishwasher, one and a half bowl sink unit with contemporary mixer taps with spray, tiled floor and splashbacks, double glazed window, spotlights to ceiling, radiator

DINING AREA/UTILITY SPACE: 19'0 x 7'0, (5.79m x 2.13m), maximum measurements, excellent space for family dining with double glazed door out to the garden area, wood effect flooring, radiator, spotlights to ceiling, door to large storage area. The utility space incorporates plumbing for automatic washing machine and worktop,

DOWNSTAIRS W.C: Low level w.c, with hand wash basin fully tiled.

DOWNSTAIRS CLOAKS/W.C.; low level w.c. with push button cistern, pedestal washbasin, fully tiled walls, tiled floor, extractor fan

GARAGE: 16'0 x 7'0, (4.88m x 2.13m), generous garage with electric roller door, storage, coal cupboard, power and lighting

FIRST FLOOR LANDING: Elegant Gallery style landing with feature panelling, double glazed leaded window

FAMILY BATHROOM: 9'11 x 8'11, (3.02m x 2.72m), outstanding, spacious family bathroom, showcasing, freestanding bath with mixer taps, "his and hers" wash basins with mixer taps, low level w.c. with push button cistern, separate shower cubicle with Victorian Style chrome shower, additional forest waterfall spray, three quarter height high gloss tiling, tiled floor, spotlights to ceiling, loft access, double glazed window, radiator

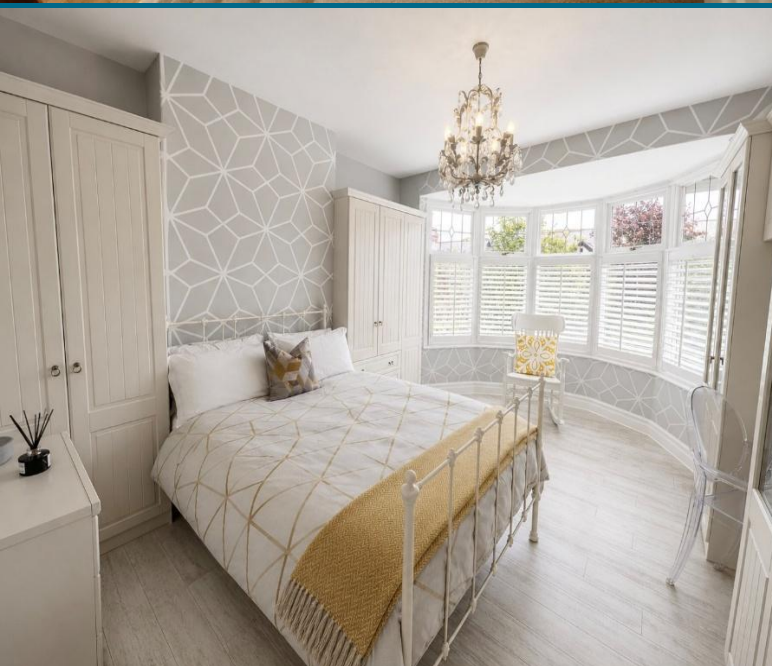
BEDROOM ONE: (front): 16'0 x 11'0, (4.88m x 3.35m), into feature double glazed bay window fitted with shutter blinds, measurements excluding depth of fitted wardrobes, attractive fitted wardrobes with coordinating drawers and dressing table, radiator, laminate flooring

BEDROOM TWO: (rear): 13'0 x 11'0, (3.96m x 3.35m), excluding depth of fitted wardrobes, radiator, oak flooring, double glazed window

BEDROOM THREE: (front): 9'11 x 9'0, (3.02m x 2.74m), superb sized double bedroom, radiator, double glazed leaded window with shutter blinds, laminate flooring

EXTERNALLY: A rare and highly sought after feature of this gorgeous 1930's home is the extensive and mature rear garden, approximately 100ft in length. With paved patio area, lawn, well stocked borders, large rear decked patio, additional patio, large storage area, outside tap. The front garden is well maintained with driveway, garage and privacy hedging.





#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: 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

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

**COUNCIL TAX BAND: D**  
**EPC RATING: C**

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**AGENTS NOTE:** Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of Rook Matthews Sayer.

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**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 as 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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Total Area: 158.1 m<sup>2</sup> ... 1702 ft<sup>2</sup>  
All measurements are approximate and for display purposes only