

Oxford Street Whitley Bay

Such a fabulous location, within walking distance to the beach, Metro, town centre and popular local schools. We just love the space and size that this period property offers, with two separate reception rooms, the front one with feature bay and the rear lounge showcasing a lovely feature fireplace and gas, coal effect fire, excellent sized family dining kitchen with modern units and integrated appliances, there is also a versatile room out to the rear garden, currently utilised as a utility area, but perfect as a sun room or home office. To the first floor there are three double bedrooms, two with fitted wardrobes, contemporary bathroom with shower and separate w.c. Private and enclosed rear town garden, forecourt front garden, gas radiator central heating and double glazing. Freehold, EPC: C, Council Tax Band: C, Gas, Electric, Water, Sewerage: Mains supplied, Broadband: Yes, Mobile Signal: Yes, Parking: on-street.



ROOK MATTHEWS

SAYER

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Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: delft rack, cornice to ceiling, door to:

ENTRANCE HALLWAY: radiator, staircase to the first floor, dado rail, cornice to ceiling, door to:

FRONT LOUNGE/DINING ROOM: (front): 15'5 x 12'2, (4.70m x 3.71m), with measurements into feature double glazed bay window and alcoves, cornice to ceiling, radiator, dado rail

REAR LOUNGE: 13'7 x 12'4, (4.15m x 3.76), attractive feature fireplace with cast iron arch fireplace and gas, coal effect fire, cornice to ceiling, radiator, double glazed window

DINING KITCHEN: (rear): 14'8 x 9'3, (4.47m x 2.82m), a stylish and spacious family dining kitchen with a modern range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, cooker hood, central heating boiler, plumbing for automatic washing machine, one and a half bowl sink unit with mixer taps, two double glazed windows, tile effect flooring, panelled ceiling, tiled splashbacks, double glazed stable door to:

SUN ROOM/UTILITY: 9'8 x 8'9, (2.95m x 2.67m), fitted base and wall units, tiled floor, double glazed door to yard

FIRST FLOOR LANDING AREA: half landing area, door to bedroom 3, steps up to:

FIRST FLOOR LANDING AREA: storage cupboard, door to:

BEDROOM ONE: (front): 14'2 x 12'8, (4.32m x 3.86m), excellent sized double bedroom with fitted wardrobes providing ample hanging and storage space, radiator, three double glazed windows

BEDROOM TWO: (rear): 13'8 x 8'3, (4.17m x 2.52m), recessed hanging and storage space, radiator, double glazed window

BEDROOM THREE: (rear): 9'3 x 6'6, (2.97m x 1.98m), radiator, double glazed window, fitted wardrobes

FAMILY BATHROOM: contemporary bathroom, comprising of, bath, chrome shower, pedestal washbasin with hot and cold mixer taps, electric heater, fully tiled walls and floor, spotlights to ceiling, double glazed window, extractor

SEPARATE W.C.: low level w.c., double glazed window, tiled floor

EXTERNALLY: Private and enclosed rear town garden with gated access to the rear lane, front forecourt garden, walled and gated

PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: GAS Broadband: FIBRE Mobile Signal Coverage Blackspot: NO Parking: PERMIT PARKING 1 FREE ADDITIONAL AVAILABLE X1 £25 per ANNUM

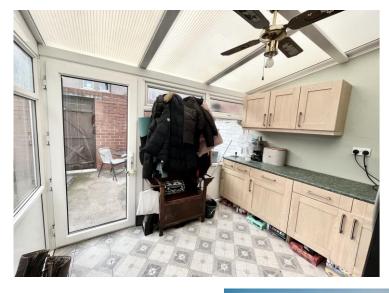
TENURE

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: C



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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.