



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.

£290,000

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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





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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