



## Stanley Crescent Whitley Bay

A beautiful, Victorian terrace home, boasting a gorgeous position on this pedestrianised street. Just a short walk from our wonderful beach and coastline, close to the Metro, schools, bus routes and the vibrant Whitley Bay town centre and Cullercoats village, providing a fabulous lifestyle to enjoy for the next family lucky enough to live here! The property oozes natural light, space and a real eclectic and retro feel! Stylish and charming throughout, this Victorian abode really feels like home!

Entrance vestibule, impressive hallway, lounge through dining room with feature bay window, Stylish kitchen with integrated appliances and access to the rear town garden. Spacious landing area with storage, three bedrooms, one with fitted storage, contemporary re-fitted bathroom with "P" shaped bath and shower, enclosed town garden with car port and up and over garage door. The front garden is gorgeous, with a delightful sunny aspect, enclosed for maximum privacy, you really can have the best of both worlds, a period terrace property and outside space! No onward chain either enabling you to get moving as soon as you are ready!

# £300,000

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Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: door to:

ENTRANCE HALLWAY: Light and airy hallway with some panelling to walls, staircase to the first floor, wood effect flooring, radiator, door to:

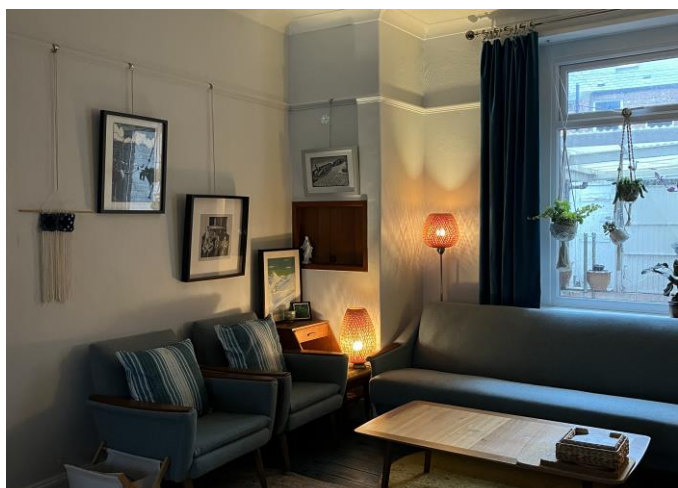


LOUNGE: (front): 15'8 x 13'8, (4.78m x 4.17m), into feature double glazed bay window and alcoves, brick effect fireplace with electric fire, original wood floor, coving to ceiling, feature panelling, picture rail, open through to:

DINING ROOM: (rear): 12'6 x 11'8, (3.81m x 3.56m), into alcoves, original wood flooring, double glazed window, recessed cabinet and shelving, picture rail, coving to ceiling



KITCHEN: (rear): 20'5 x 8'6, (6.22m x 2.59m), plus recess, an excellent sized kitchen incorporating a comprehensive and stylish range of base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, integrated double oven, electric hob, cooker hood, washing machine and dryer, fridge freezer, dishwasher, two double glazed windows, double glazed door out to the rear garden, combination boiler, under-stair storage cupboard, we have been advised that the kitchen has recently been re-roofed



HALF LANDING AREA: Turned staircase to the first floor, door to:

BATHROOM: 10'4 x 8'4, (3.14m x 2.54m), A gorgeous, re-fitted bathroom, comprising of, "P" shaped bath, chrome shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, two chrome ladder radiators, double glazed window, fully tiled walls

**FIRST FLOOR LANDING AREA:** Another wonderful light space, with plenty of storage including hanging space, loft access, we understand that the loft is part floored for storage purposes

**BEDROOM ONE: (rear):** 13'5 x 11'8, (4.09m x 3.56m), plus recess, feature exposed brick chimney breast, radiator, double glazed window, wood floor, picture rail

**BEDROOM TWO: (front):** 13'5 x 10'6, (4.09m x 3.20m), into alcoves, fitted wardrobes and storage, radiator, wood flooring, double glazed window

**BEDROOM THREE: (front):** 10'2 x 6'8, (3.10m x 2.03m), wood flooring, radiator, double glazed window, picture rail, coving to ceiling, wood floor

**EXTERNALLY:** Beautiful, enclosed front garden with fencing and gated access for maximum privacy, paved area, pedestrianised front. The rear town garden benefits from a car port and shed, up and over garage door

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: FIBRE  
Mobile Signal Coverage Blackspot: NO

**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

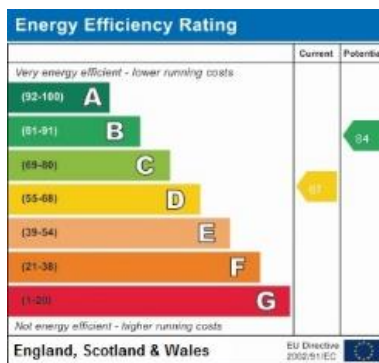
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B**

**EPC RATING: D**

WB2441.AI.AI.22/5/24.V.2





**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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