



Thorneyburn Avenue South Wellfield, Whitley Bay

A fabulous, larger style, corner semi-detached family home. Beautifully positioned on the South Wellfield Estate, within the catchment area for sought after local schools and close to shops, amenities, bus routes and approximately a 5-10 minute walk to the Metro. Our wonderful coastline is approximately a 5 minute drive from the estate! Spacious hallway, superb lounge with feature bay window and fireplace. Gorgeous dining kitchen with central-island, integrated appliances, access to the garage and French doors out to the rear garden. Three generous bedrooms to the first floor, the principle bedroom with fitted wardrobes. Contemporary and stylish shower room with large, walk in shower cubicle. Private and enclosed rear garden with decked patio, lawn and paving, side gate to two large driveways and wrap around front and side gardens, there is a garden office with plumbing, electric and French door, perfect for an office, play area or beauty studio, attached garage

£340,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk



Thorneyburn Avenue South Wellfield, Whitley Bay

Double Glazed Entrance Door with Stained Leaded Light inserts to:

ENTRANCE HALLWAY: Light and airy hallway with staircase to the first floor, two double glazed windows, tile effect flooring, radiator, door to:

LOUNGE: (front): 17'9 x 14'8, (5.41m x 4.47m), Fabulous sized lounge with measurements into feature double glazed bay window, attractive feature fireplace with modern electric fire, radiator



DINING KITCHEN: (rear): 21'3 x 11'7, (6.48m x 3.53m), stunning re-fitted dining kitchen with central-island and breakfasting area, additional dining area with French doors out to the rear garden. The kitchen is beautifully fitted with a range of white base, wall and drawer units, contrasting worktops, integrated electric double oven, gas hob, stainless steel cooker hood, integrated fridge and freezer, integrated dishwasher, single drainer sink unit with mixer taps, radiator, tile effect flooring, under-stair cupboard, door to garage



FIRST FLOOR LANDING AREA: double glazed window, loft access with pull down ladders. We have been advised that the loft is partially boarded for storage purposes, door to:

FAMILY SHOWER ROOM: 8'2 x 7'9, (2.48m x 2.36m), contemporary and stylish shower room, comprising of, large shower cubicle, shower with additional forest waterfall spray, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, panelled ceiling, double glazed window, chrome ladder radiator, panelled walls, double glazed window



BEDROOM ONE: (front): 13'8 x 12'9, (4.17m x 3.89m), excluding depth of fitted wardrobes providing ample hanging and storage space, radiator, double glazed window

BEDROOM TWO: (rear): 12'8 x 11'4, (3.86m x 3.45m),
into alcoves, radiator, double glazed window

BEDROOM THREE: (front): radiator, double glazed window

EXTERNALLY: Gorgeous, enclosed rear garden with patio area, decking and lawn, outside tap. The garden has a fantastic:

GARDEN OFFICE: 9'4 x 8'4, (2.84m x 2.54m), with double glazed French door, plumbing, laminate flooring, electric heater, vanity sink unit with mixer taps, electricity and spotlights, just perfect for home working, hobby's or beauty studio.

The garden provides a side gate entrance to the front and side wrap around gardens with two, spacious, separate driveways, one leading to the garage which also provides plumbing for an automatic washing machine. Front garden with lawn and borders

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

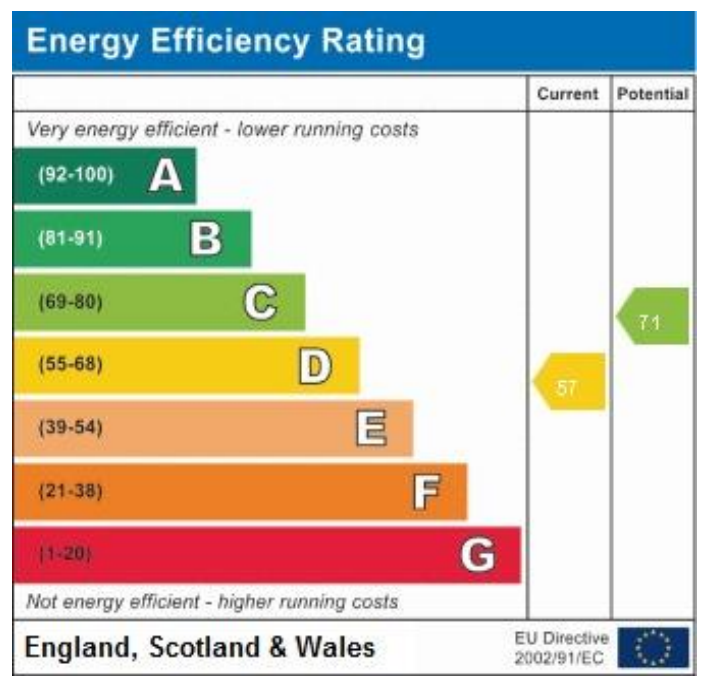
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

WB005542.AI.AI.13/5/24.V.1





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.

16 Branches across the North-East

