



## Closefield Grove Whitley Bay

An outstanding, first floor, 1930's, semi-detached flat. Boasting a fabulous location, just a short walk from Monkseaton Village, shops, amenities, schools and the Metro, approximately a 10 minute walk from our wonderful coastline. This immaculate property has been updated and well maintained throughout and is offered with no onward chain. Entrance lobby, first floor landing, lounge to the rear enjoying an open aspect over the field area, the lounge also showcases an attractive feature fireplace with electric fire, contemporary fitted kitchen with integrated appliances, two double bedrooms, the principle bedroom with splendid fitted wardrobes, stunning re-fitted bathroom with shower, private and enclosed rear garden with storage, gated access to the front garden area.

**£155,000**

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Double Glazed Entrance Door to:

**ENTRANCE LOBBY:** double glazed window, staircase up to the first floor,



**FIRST FLOOR LANDING AREA:** loft access, door to:

**LOUNGE:** (rear): 15'0 x 11'9, (4.57m x 3.58m), into feature double glazed bay window and alcoves, attractive feature fireplace with modern electric fire, radiator, fitted storage and shelving into the alcoves



**KITCHEN:** (rear): 11'8 x 8'3, (3.56m x 2.52m), a stunning, re-fitted kitchen, incorporating a range of contemporary, high gloss, base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob and hood, freestanding fridge and freezer, (negotiable), integrated dishwasher, breakfast bar, radiator, wood effect laminate, storage cupboard, double glazed window, washing machine, (negotiable)



**BEDROOM ONE:** (front): 15'2 x 10'7, (4.62m x 3.22m), with measurements into feature double glazed bay window, excluding depth of stylish fitted wardrobes, providing ample hanging and storage space, radiator

**BEDROOM TWO:** (front): 13'5 x 8'2, (4.09m x 2.48m), spacious double bedroom with radiator, double glazed window

**BATHROOM:** Stunning, re-fitted bathroom, comprising of, bath with mixer taps, chrome shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, radiator, double glazed window, gorgeous tiling, modern flooring

**EXTERNALLY:** Private and enclosed rear garden with lawn and patio, shed and outhouse, side access to the front, shared access front with private lawned garden area with borders

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On street

### **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**

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 999 years from 25.03.1986

**COUNCIL TAX BAND: A**

**EPC RATING: C**

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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 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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