



Fern Avenue Whitley Bay

A stunning, Victorian terrace property, circa 1900, oozing space, light, flexibility and a wonderful lifestyle! With a fabulous location, within our award, winning Whitley Bay town centre, close to the Metro, beach, local parks, shops and schools, you really couldn't find a more convenient location! The property is showcased over three floors and offers excellent room sizes throughout. Enjoying a South facing, private and enclosed town garden, with decked patio, shed and paving along with a private, front forecourt garden. There is a welcoming vestibule and hallway with original, turned staircase to the first floor, fabulous lounge with attractive feature fireplace and gas, living flame fire, separate dining room flowing through to the stylish and contemporary kitchen, complete with integrated appliances, separate utility room opening out to the town garden. The first floor offers a principal bedroom with superb measurements of 16'2 x 14'7 and fitted wardrobes, there is an additional double bedroom and gorgeous family bathroom with shower and contemporary fittings. To the second floor there are two further bedrooms completing an excellent family home!

£375,000

ROOK
MATTHEWS
SAYER

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Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: tiled floor, half glazed door through to:

ENTRANCE HALLWAY: Impressive hallway with original, turned staircase to the first floor, radiator and radiator cover, cornice to ceiling, wood effect flooring, door to:

LOUNGE: (front): 16'3 x 12'8, (4.95m x 3.86m), gorgeous front room with measurements into alcoves, three double glazed windows allowing maximum light into the room, floating shelves into alcoves, original cornice and ceiling rose, radiator

DINING ROOM: (rear): 14'9 x 13'3, (4.50m x 4.04m), into alcoves, flowing beautifully through to the kitchen area, radiator, radiator cover, under-stair cupboard, through to:

KITCHEN: 13'3 x 7'0, (4.04m x 2.13m), maximum measurements, stylish and contemporary kitchen incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven with five burner gas hob, cooker hood, integrated fridge, integrated dishwasher, spotlights to ceiling, tiled floor, under-unit lighting, mirrored vertical radiator, brick effect tiling, double glazed window, sink unit with hot and cold mixer taps and spray, door to:

UTILITY ROOM: (rear): 8'2 x 7'8, (2.48m x 2.33m), stylish base, wall and drawer units, worktops, larder cupboard, plumbed for automatic washing machine, tile effect flooring, brick effect tiling, double glazed window, double glazed door to the town garden

HALF LANDING AREA: door to:

FAMILY BATHROOM: 8'2 x 6'9, (2.48m x 2.06m), beautiful family bathroom, comprising of, bath with chrome shower with additional forest waterfall spray, large, high gloss vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled bath and shower area, brick effect tiling, spotlights to ceiling, double glazed window, combination boiler, tiled floor, radiator



FIRST FLOOR LANDING AREA: turned staircase to the second floor, radiator, door to:

BEDROOM ONE: (front): 16'2 x 14'7, (4.93m x 4.45m), a fabulous sized principal bedroom with two, large double wardrobes, radiator, additional freestanding wardrobes, (negotiable), laminate flooring, double glazed window, radiator

BEDROOM TWO: (rear): 15'1 x 10'4, (4.59m x 3.15m), vertical radiator, double glazed window, freestanding wardrobes, (negotiable)

SECOND FLOOR LANDING AREA: Velux window, double storage cupboard, door to:

BEDROOM THREE: (front): 15'7 x 9'8, (4.75m x 2.95m), fitted storage into eaves, freestanding wardrobes, (negotiable), Velux window, radiator, some restricted headroom

BEDROOM FOUR: (rear): 9'1 x 8'7, (2.77m x 2.62m), radiator, Velux window, storage into eaves

EXTERNALLY: Fabulous, South facing rear garden, enclosed and private with decked patio, feature fencing, shed, gated access out to the rear lane, outside tap, front forecourt garden

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Permit parking, £25 per annum

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

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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 81 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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

