



Hotspur Avenue Whitley Bay

Such a lovely street, close to popular local schools, shops, Metro, bus routes and a short walk from our vibrant Whitley Bay town centre and coast. This family home is spacious and boasts a large, extensive rear garden, there is an entrance hall, lounge with attractive feature fireplace and electric fire, 16'0 dining kitchen, rear hall, modern, re-fitted downstairs bathroom with shower. To the first floor there are three spacious bedrooms, the principle bedroom with large, walk-in cupboard. Some cosmetic updating is required but the property has recently benefitted from a new central heating boiler. With no onward chain and the summer on its way then this could be the perfect opportunity for you to find your dream home right near the coast.

£179,000

ROOK
MATTHEWS
SAYER

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

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

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ENTRANCE LOBBY: staircase to the first floor, door to;

LOUNGE: (front): 13'8 x 13'9, (4.17m x 4.19m), spacious, light and airy front room with measurements into alcoves, attractive feature fireplace, electric fire, radiator, double glazed window, useful under-stair storage cupboard, door to:

DINING KITCHEN: (rear): 16'0 x 8'9, (4.88m x 2.67m), superb sized dining kitchen incorporating a range of base, wall and drawer units, worktops, combination boiler, plumbed for automatic washing machine, gas point, single drainer sink unit with hot and cold mixer taps, double glazed window, tiled splashbacks, radiator, door to:

INNER HALL: double glazed door out to the rear garden, door to:

DOWNSTAIRS BATHROOM: modern re-fitted bathroom suite, comprising of, bath, chrome shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, fully tiled walls, tiled floor, double glazed window, radiator



FIRST FLOOR LANDING AREA: door to:

BEDROOM ONE: (front): 13'0 x 12'0, (3.96m x 3.66m), wood floor, radiator, double glazed window, large, walk-in storage cupboard

BEDROOM TWO: (rear): 11'0 x 8'9, (3.35m x 2.67), spacious double bedroom, radiator, double glazed window

BEDROOM THREE: (rear): 8'1 x 6'8, (2.46m x 2.03m), radiator, double glazed window

EXTERNALLY: superb, extensive rear garden, mainly lawned with shed, paved patio, right of way access across a small part of the paved area for bins and maintenance, enclosed, private front garden

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

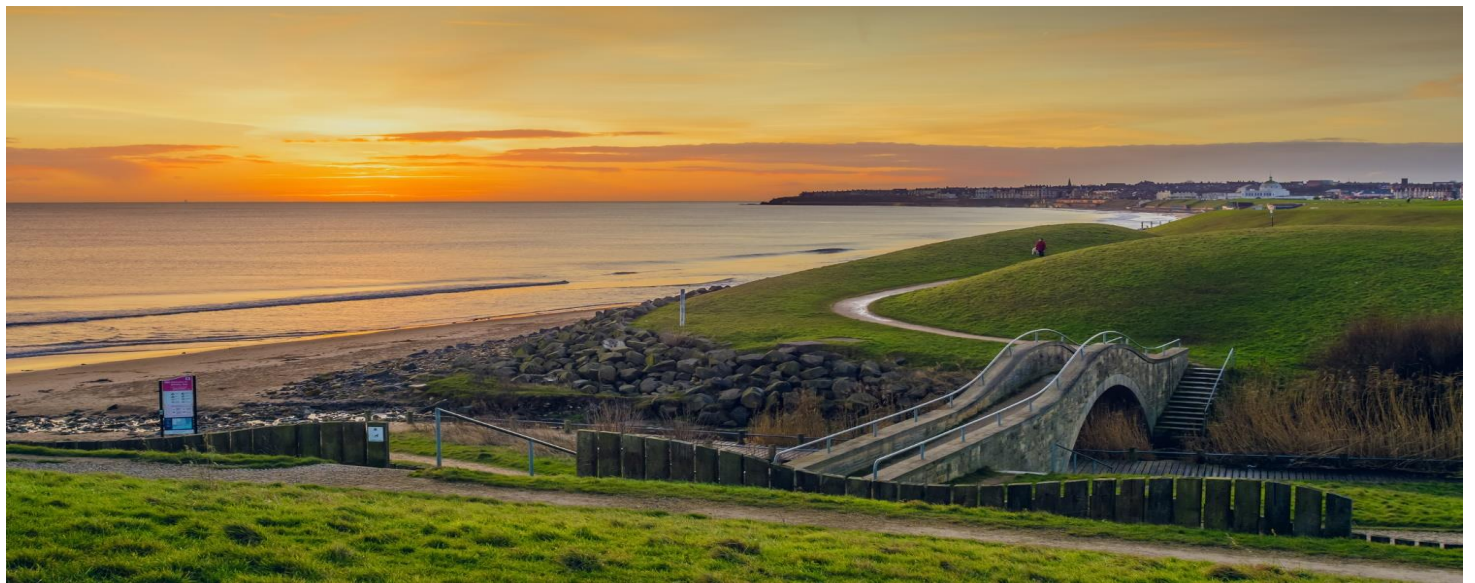
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser


COUNCIL TAX BAND: A

EPC RATING:D

WB2482.AI.DB.31.05/2024.V.1





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

