



Cauldwell Avenue Whitley Bay

A charming family home, within walking distance to Monkseaton Village, the Metro, local shops and just a few minutes, drive to our gorgeous coast and beach. The property is spacious, light and airy offering a welcoming hallway, large lounge, separate dining room, spacious kitchen with door out to the rear garden. To the first floor there are two double bedrooms, one with fitted wardrobes. Family bathroom with electric shower. Lovely, enclosed rear garden with delightful North-Westerly aspect and shed, private front garden, no onward chain! Gas radiator central heating system and double glazing. Freehold. EPC: C, Council Tax Band: B. Gas, Electric, Heating, Water, Sewerage; Mains Connected. Broadband: No, Mobile Phone Blackspot: No

£230,000

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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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Turned staircase to the first floor, radiator, under-stair cupboard, additional storage cupboard, door to:



LOUNGE: (front): 13'6 x 12'8, (4.12m x 3.86m), maximum measurements, spacious large and light front lounge with gas fire, radiator, double glazed window

DINING ROOM: (rear): 12'8 x 9'9, (3.86m x 2.97m), maximum measurements, radiator, double glazed window, door into:



KITCHEN: (rear): 14'6 x 9'2, (4.42m x 2.79m), "L" shaped, maximum measurements, a range of base, wall and drawer units, roll edge worktops, single drainer sink unit mixer taps, plumbed for automatic washing machine, tiled splashbacks, gas point, double glazed window, radiator, double glazed door out to the rear garden

FIRST FLOOR LANDING AREA: loft access, radiator, storage cupboard housing combination boiler



BEDROOM ONE: (rear): 15'1 x 10'10, (4.59m x 3.30m), fitted wardrobes, radiator, double glazed window

BEDROOM TWO: (front): 15'1 x 10'2, (4.59m x 3.10m), radiator, double glazed window

BATHROOM: Family bathroom comprising of, bath, electric shower, pedestal washbasin, radiator, fully tiled walls, double glazed window

SEPARATE W.C: low level w.c., double glazed window

EXTERNALLY: Lovely, enclosed rear garden with a delightful North-Westerly aspect, low maintenance with patio, shed, gated access to side path, shared providing access to the front private garden area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

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: B

EPC RATING:C

WB2389.AI.DB.13.06.2024.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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