



## Roxburgh Terrace

### Whitley Bay

A beautifully presented and updated 1920's terrace, located in the heart of Whitley Bay vibrant centre. Just a short walk to the Beach and stunning coastline, Metro, shops and eateries and all things wonderful! We just know you're going to love this amazing property! With original features, spacious rooms with ample light and unusually a large, private rear garden with car port and large garage! Entrance vestibule through to the impressive hallway and cloaks area, family lounge with feature bay window, splendid fireplace with gas, coal effect fire. The lounge flows through to the separate dining room, overlooking the garden area, attractive feature fireplace with modern electric fire. Family breakfasting kitchen with stylish units and integrated appliances, separate utility room with access out to the garden area. To the first floor is a spacious landing area through to three double bedrooms and a lovely family bathroom with electric shower. The garden is gorgeous and substantially updated, showcasing a decked patio area, block paving, lawned area, outside electrics and down lighters, shed, car port and garage with electric roller door, power and lighting. The front garden area is walled with gated access and large, block paved patio.

# £375,000

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Double Glazed Entrance Door to:

**ENTRANCE VESTIBULE:** Spacious entrance area with door to:

**ENTRANCE HALLWAY:** Impressive hallway with additional recessed cloaks, original, turned staircase up to the first floor, feature panelling, cornice to ceiling, double glazed window, radiator and radiator cover, under-stair cupboard, door to:



**LOUNGE:** (front): 18'1 x 14'5, (5.51m x 4.39m), into feature double glazed bay window with stained leaded light tops, measurements also into alcoves, cornice to ceiling, attractive feature fireplace with gas, coal effect fire, radiator, wall lights, through to:



**DINING ROOM:** (rear): 14'6 x 11'7, (4.42m x 3.53m), into alcoves, fabulous sized dining room overlooking the rear garden, radiator, cornice to ceiling, attractive feature fireplace with modern electric fire, tiled inset and hearth

**BREAKFASTING KITCHEN:** (rear): 10'8 x 9'7, (3.25m x 2.92m), gorgeous, re-fitted family breakfasting kitchen, incorporating a range of base, wall and drawer units, coordinating worktops, integrated electric oven, gas hob, stainless steel cooker hood, one and a half bowl sink unit with mixer taps, wood effect laminate, tiled splashbacks, radiator, part panelling, double glazed window, through to:



**UTILITY:** 10'0 x 5'7, (3.05m x 1.07m), excellent sized utility with fitted base units, roll edge worktops, plumbed for automatic washing machine, combination boiler, radiator, half height panelling, double glazed window and door out to the rear garden



**FIRST FLOOR LANDING AREA:** Spacious landing with stained leaded light window, door to:

**BATHROOM:** 8'9 x 7'1, (2.67m x 2.16m), Excellent sized family bathroom, light and airy, comprising of, bath, electric shower, pedestal washbasin, low level w.c., tiled bath and shower area, splashbacks, feature panelling, radiator, double glazed window, tiled floor

**BEDROOM ONE:** (front): 14'4 x 14'3, (4.37m x 4.3m), into alcoves, radiator, double glazed window, picture rail

**BEDROOM TWO:** (rear): 14'9 x 11'8, (4.50m x 3.56m), radiator, double glazed window, picture rail

**BEDROOM THREE:** (front): 11'6 X 7'4, (3.51m X 2.24m), double glazed window, radiator, dado rail

**EXTERNALLY:** Fabulous sized garden offering a superb family outdoor space, decked patio, lawned area, shed, outside electrics, car port with block paved driveway, garage with electric roller door, storage, electrics and lighting, fully alarmed. Front, enclosed garden, walled with gate and block paving

**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  
Any Other Charges/Obligations: [xx & explain]

**COUNCIL TAX BAND:** C

**EPC RATING:** EPC

WB5941.AI.AI.27/07/24.V.1







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**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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