



Links Avenue Whitley Bay

Located on this high demand street, just a short walk from our wonderful beach and coastline, close to Award Winning town centre and within the catchment area for sought after schools, you will absolutely love the space and lifestyle that this gorgeous, extended 1930's semi affords! Beautifully cared for and updated by the current owner, who has lived here for many years, this lovely property is now looking for the next family to make memories for years to come. Impressive hallway, superb sized lounge and sitting room with feature bay window and fitted shutters, living flame fire and doors through to the fabulous garden room, which beautifully overlooks the rear garden and basks in a delightful Southerly aspect. The garden room opens into a separate dining area and through to the stylish family breakfasting kitchen with integrated appliances, separate utility room, splendid downstairs shower room. To the first floor there are three spacious bedrooms, two with fitted wardrobes providing ample hanging and storage space. Modern, spacious, four-piece bathroom suite with shower. Extensive, South facing rear with patio, lawn, rear patio area, greenhouse and mature, well stocked borders, front driveway and garage.

£440,000

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, laminate flooring, radiator, under-stair cupboard, door to:

LOUNGE AND FAMILY SITTING ROOM: (dual aspect): 29'5 x 12'4, (8.97m x 3.76m), with measurements into alcoves and into feature double glazed bay window with fitted shutters, stone feature fireplace, open fire, radiators, cornice to ceiling, wall lights, to the rear sitting area there is also an attractive feature fireplace with gas, coal effect fire, sliding doors into the garden room

GARDEN ROOM/DINING ROOM: 18'9 x 15'4 x 6'9, (5.72m x 4.67m x 2.06m), "L" shaped, maximum measurements. Beautiful South facing garden room overlooking the garden area, double glazed patio doors and windows, wood effect flooring to the dining area, radiator, large under-stair cupboard, door to:

BREAKFASTING KITCHEN: (rear): 11'1 x 7'0, (3.38m x 2.13m), gorgeous and stylish family breakfasting kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob, cooker hood, integrated fridge, integrated dishwasher, tile effect floor, roof lantern, double glazed window, tiled splashbacks, double glazed door out to the rear garden, door to:

UTILITY ROOM: 7'0 x 6'5, (2.13m x 1.96m), plumbed for automatic washing machine, space for tumble dryer, tile effect flooring, combination boiler, door to:

SHOWER ROOM: beautifully re-fitted shower room, comprising of, shower cubicle, chrome shower with additional forest waterfall spray, vanity sink unit with hot and cold mixer taps, low level w.c. with recessed flush, tile effect flooring, panelled shower area and splashbacks, chrome radiator, door to:

GARAGE/STORAGE: part converted garage area with adequate storage for bikes and equipment



FIRST FLOOR LANDING AREA: double glazed window, door to:

FAMILY BATHROOM: 8'5 x 7'1, (2.57m x 2.16m), a modern and spacious family bathroom, comprising of, bath with hot and cold mixer taps, shower, pedestal washbasin, low level w.c. with push button cistern, bidet, tiled bath and shower area, splashbacks, chrome radiator, two double glazed windows, loft access which we understand is part boarded for storage purposes, storage cupboard

BEDROOM ONE: (front): 16'4 x 9'7, (4.98m x 2.92m), with measurements into feature double glazed bay window, excluding depth of alcoves, fitted wardrobes and dressing table, radiator

BEDROOM TWO: (rear): 12'0 x 10'0, (3.66m x 3.05m), excluding depth of fitted wardrobes and dressing table, double glazed window, radiator

BEDROOM THREE: (front): 8'6 x 7'5, (2.59m x 2.26m), laminate flooring, double glazed window, radiator

EXTERNALLY: a stunning and extensive rear garden with delightful, sought after Southerly aspect. With paved patio, lawned area, mature, well stocked borders, rear patio and sitting area, greenhouse, outside tap, shed, feature gravelling, block paved front driveway, feature gravelling, shrubs, double doors into garage/storage area

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains/Gas

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway/Garage

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: D

EPC RATING: C

WB2429.AI.DB.12/07/2024.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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