



Rennington Avenue Tynemouth

This beautifully located family semi will offer a fabulous lifestyle for whichever buyer is lucky enough to secure it! Just a short walk from Tynemouth Longsands, Metro, The Castle Inn and all local amenities, and within the catchment for sought after local schools, we just know that this lovely home won't be on the open market for long! With a large, South facing garden with excellent sized summerhouse, outhouses and outdoor w.c the front of the property also has a driveway, front garden area and access out to the rear. There is a spacious hallway, lounge with double doors into the gorgeous, contemporary, re-fitted kitchen with integrated appliances and French doors out to the garden. To the first floor there is a luxurious, re-fitted bathroom with freestanding bath and separate shower cubicle, three generous bedrooms, large loft access with pull down ladders, suitable for storage and housing the combination boiler. We also understand that the owner has had the property re-wired, pointed and some wall ties replaced, legal clarification should be sought through your solicitor.

£355,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Impressive hallway with under-stair cloaks recess, double glazed window, radiator, laminate flooring, staircase up to the first floor, door to:



DINING KITCHEN: (rear): 19'0 x 9'9, (5.79m x 2.97m), a gorgeous, stylish, re-fitted dining kitchen with breakfast bar, incorporating a range of cream, base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, hob, stainless steel cooker hood, integrated dishwasher, tiled floor, double glazed window, double glazed French doors to the rear garden, spotlights to ceiling, pantry cupboard, radiator, double doors through to:



LOUNGE: (front): 14'2 x 12'5, (4.32m x 3.78m), into alcoves, double glazed window, radiator, laminate flooring

FIRST FLOOR LANDING AREA: double glazed window, loft access with pull down ladders, the loft houses the combination boiler and has some partial flooring for storage purposes, door to:



BEDROOM ONE: (front): 13'4 x 10'8, (4.06m x 3.25m), wood flooring, double width wardrobes, radiator, double glazed window

BEDROOM TWO: (rear): 10'9 x 9'6, (3.28m x 2.90m), measurements into alcoves, radiator, double glazed window

BEDROOM THREE: (front): 9'3 x 7'8, (2.82m x 2.33m), radiator, double glazed window

BATHROOM: 7'9 x 7'5, (2.36m x 2.26m), luxurious, re-fitted bathroom, comprising of, freestanding bath with hot and cold mixer taps and shower spray, separate shower cubicle, chrome shower with additional forest waterfall spray, high gloss vanity sink unit with mixer taps, low level w.c. with recessed flush, laminate flooring, fully tiled walls, panelled ceiling with spotlights, ladder radiator, fitted light up mirror with integrated Bluetooth speakers and storage, two double glazed windows

EXTERNALLY: Fabulous South facing garden boasting excellent proportions, paved and lawned, with additional rear patio, large summerhouse, (negotiable), gated to large outhouses with Belfast sink, storage, outside w.c., side path to the front driveway and garden

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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

WB2607.AI.AI.31/7/24.V2





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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

