



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

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 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: C

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





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

