



Uplands

Monkseaton, Whitley Bay

Without doubt, in our opinion, this is one of the finest examples of its property type currently available on the open market! Beautifully and thoughtfully extended and presented throughout, with fabulous versatility for the family. Within the catchment area for some of the most popular schools in the area and close to the Metro, Monkseaton Village, amenities and a short drive from our stunning coastline. Boasting an extensive South-West facing rear garden, lovingly landscaped and improved by the current owners, to include a bar area, patio, lawn, decking and shed, block paved front driveway for off street parking. Fabulous front lounge with feature bay window and stove, bio-ethanol fire, (negotiable), bi-fold doors out to the contemporary hallway with additional side storage room, perfect for bikes. Outstanding, open family living and dining kitchen with recessed brick hearth, plinth and multi-fuel burning stove, rustic family kitchen with AGA and Inglenook, opening through to the extended dining and bar area, with French doors out to the garden, separate utility area, downstairs cloaks/w.c., Spacious landing area with staircase up to the second floor, beautiful family bathroom with shower, three bedrooms on the first floor, two with fitted wardrobes. To the top floor is a wonderful principle, bedroom with dual aspect and fitted wardrobes, luxurious en-suite shower room. Rarely available, South-West facing rear garden, beautifully landscaped with patio, bar area, lawn, shed, feature gravelling and decked patio, block paved front driveway.

You'll need to be fast securing a viewing on this one, it's an absolute gem!

Agents Note: Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of Rook Matthews Sayer.

£425,000

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Composite Entrance Door into:

ENTRANCE HALLWAY: Impressive, light and airy hallway with bi-fold doors opening into the front facing lounge, contemporary tiled floor, vertical radiator, dado rail, turned staircase up to the first floor, door to:

STORAGE AREA: 13'3 x 2'9, (4.04m x 0.88m), glazed door into storage area, perfect for bikes, DIY, with light

LOUNGE: (front): 13'3 x 11'9, (4.04m x 3.58m), a stunning, recently re-designed lounge with measurements into feature double glazed bay window and alcoves, gorgeous, brick, three quarter height chimney breast with recess and brick hearth, stylish, bio-ethanol stove living flame fire, radiator, picture rail, dado, tiled floor

LIVING/DINING KITCHEN: (rear): 19'2 x 15'2, (5.84m x 4.62m), maximum measurements, into alcoves and through to utility area, a wonderful, open family living and dining kitchen with a charming exposed brick, recess, plinth and multi-fuel burning stove, perfect for cosy evenings, the kitchen is fitted with a rustic, distressed range of solid wood base, wall and drawer units, wood worktops, dresser with display units and shelving, large Belfast sink with hot and cold mixer taps, AGA housed in lovely Inglenook with cooker hood and spots, integrated dishwasher, large walk in pantry cupboard with shelving and combination boiler, feature panelling to ceiling, wood effect laminate, double glazed window, tiled splashbacks, shelving into alcoves, door to downstairs cloaks/w.c., door to:

UTILITY AREA: 9'3 x 2'7, (2.82m x 0.82m), fitted worktop, wood effect laminate flooring, tiled walls, spotlights to ceiling, plumbed for automatic washing machine

DINING AND BAR AREA: (rear): 10'9 x 7'6, (3.28m x 2.29m), gorgeous extension overlooking the rear garden area, with double glazed French doors opening out, brick slip feature wall, three pillar radiator, spotlights to ceiling, two Velux windows

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c. with push button cistern, spotlights to ceiling, wood effect flooring, chrome radiator, storage cupboard, double glazed window

FIRST FLOOR LANDING AREA: staircase up to the second floor, spotlights to ceiling, double glazed window

BATHROOM: 7'1 x 6'7, (2.16m x 2.0m), Stunning, re-fitted bathroom comprising of, bath with tiled panel, hot and cold mixer taps, shower with additional forest waterfall spray, stylish, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, low level w.c. with push button cistern, fully tiled walls and floor, vertical, contemporary radiator, double glazed window, spotlights to ceiling



BEDROOM TWO: (front): 11'3 x 11'0, (3.43m x 3.35m), into alcoves, radiator, spotlights to ceiling, double glazed window

BEDROOM THREE: (rear): 11'7 x 11'0, (3.53m x 3.35m), into alcoves, radiator, double glazed window, spotlights to ceiling

BEDROOM FOUR: (front): 7'1 x 7'0, (2.16m x 2.13m), radiator, double glazed window, over-bed storage

SECOND FLOOR LANDING AREA: spotlights to ceiling, door to:

BEDROOM ONE: (dual aspect): 15'0 x 12'0, (4.57m x 3.66m), maximum measurements with some restricted headroom, double glazed window to rear, Velux window to the front, storage into eaves, fitted sliding wardrobe, radiator, spotlights to ceiling, door to:

EN-SUITE SHOWER ROOM: Luxurious en-suite comprising of, shower cubicle, electric shower, stylish sink unit with on-bench sink, low level w.c., chrome ladder radiator, fully tiled walls and floor, double glazed window, spotlights to ceiling

GARDEN: Stunning rear garden with extensive lawn, well stocked borders, decked patios with glass screening, shed, outside bar area, outside tap, electric points, paving. We understand that there has been a previous purchase of additional land which accounts for the larger than average garden. There is a front, block paved driveway

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

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

COUNCIL TAX BAND: C

EPC RATING: TBC

WB2622.AI.DB.21/08/24.V.1





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

