



Valley Gardens Whitley Bay

A fabulous, family semi-detached home in this highly sought after residential area. Within walking distance to Valley Gardens Middle and Whitley Bay High Schools, close to Monkseaton Village, Metro and our fabulous coastline, the location is excellent for families! This lovely home has been owned for many years by the current family and enjoys a wonderful open aspect towards the school fields. A spacious entrance porch welcomes you, opening through to the spacious hallway, downstairs cloaks/w.c., lounge with feature bay window, attractive fireplace and gas, living flame fire, separate dining room with bay window pleasantly overlooking the garden area. Stylish and contemporary kitchen with integrated appliances, separate utility room, access out to the garden and through to the garage area. Four generous bedrooms to the first floor, one with fitted wardrobes. Excellent sized family bathroom with separate shower cubicle. Generous sized rear garden, not directly overlooked, with lawn, patios, mature shrubs and super apple tree! Front driveway, garage.

£385,000

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 PORCH: spacious and welcoming porch, providing additional space, double glazed windows, tile effect flooring, door to:

ENTRANCE HALLWAY: laminate flooring, radiator, under-stair cupboard, turned staircase up to the first floor, door to:

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c., double glazed window

LOUNGE: (front): 16'8 x 12'2, (5.08m x 3.40m), with measurements into alcoves and feature double glazed bay window, attractive feature fireplace, gas, coal effect fire, wood effect flooring, radiator, opening through to:

DINING ROOM: (rear): 13'5 x 7'9, (3.51m x 2.36m), into double glazed bay window, radiator, cornice to ceiling, door to:



KITCHEN: (rear): 11'6 x 7'9, (3.51m x 2.36m), a stylish and contemporary high gloss range of base, wall and drawer units, co-ordinating roll edge worktops, single drainer sink unit with mixer taps, integrated electric oven, induction hob, cooker hood, fridge and dishwasher, combination boiler, tiled splashbacks, laminate flooring, double glazed window, door to:

UTILITY ROOM: (rear): 7'6 x 6'2, (2.29m x 1.88m), door into garage, plumbed for automatic washing machine, single glazed window, door out to garden area



FIRST FLOOR LANDING AREA: split level landing area, door to:

FAMILY BATHROOM: (rear): excellent sized bathroom, comprising of, bath, separate shower cubicle with electric shower, pedestal washbasin, low level w.c. with push button cistern, tile effect flooring, chrome ladder radiator, two double glazed windows, tiled splashbacks, loft access



BEDROOM ONE: (front): 13'6 x 11'0, (4.12m x 3.35m), measurements into alcoves, radiator, double glazed window

BEDROOM TWO: (rear): 11'2 x 10'9, (3.28m x 3.40m), including depth of fitted wardrobes, with delightful open views, double glazed window, radiator

BEDROOM THREE: (dual aspect): 15'8 x 7'5, (4.78m x 2.26m), two double glazed windows, radiator

BEDROOM FOUR: (front): 9'7 x 8'4, (2.54m x 2.92m), radiator, double glazed window, recessed shelving

EXTERNALLY: a fabulous sized rear garden, not directly overlooked, with patio areas, lawn, mature, well stocked borders, fruit tree, fenced, outside tap. The front driveway could accommodate at least two cars and has an attached garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(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

