



Margaret Road Whitley Bay

We have fallen in love with this stunning, Victorian, upper flat which is beautifully presented throughout. With fabulous room sizes, originally being a three-bedroom property, but now showcasing an open lounge/dining room with gorgeous, exposed brick chimney breast and feature wall. Just a short walk from the beach, Metro, local amenities, shops and cafe bars, what a tremendous lifestyle Margaret Road offers! The kitchen is stylish and contemporary with integrated appliances, two excellent sized bedrooms, the principle, bedroom with window seat, wonderful side sea views and attractive fitted wardrobes providing ample hanging and storage, luxurious, re-fitted shower room. The property also benefits from some fitted shutter blinds. The town garden to the rear is private with a delightful Southerly aspect. The flat also offers no onward chain and we just know it won't be on the open market for long!

£189,950

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Double Glazed Entrance Door to:

ENTRANCE LOBBY: staircase up to the first floor

FIRST FLOOR LANDING AREA: spacious landing with loft access, fitted cupboard with shelving and electric point, door to:

LOUNGE/DINING ROOM: (rear): 20'5 x 15'1, (5.22m x 4.85m), maximum measurements. This beautiful, open plan room was opened to include the space from the original third bedroom to showcase a fabulous living and dining area. With two double glazed windows, with fitted shutter blinds, allowing maximum light into the room, exposed brick chimney breast, alcoves and recess, tiled hearth, radiator, door to:

KITCHEN: (rear): 11'0 x 7'6, (3.35m x 2.29m), stylish and contemporary fitted kitchen, in white, with ample base, wall and drawer units, contrasting worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, plumbed for automatic washing machine, combination boiler, modern flooring, brick effect tiling, radiator, double glazed window, door to:

INNER HALL: double glazed door to stairs out to the rear town garden, door to:

SHOWER ROOM: outstanding, luxurious family shower room, with walk-in shower cubicle, chrome shower with additional forest waterfall spray, high gloss vanity sink unit with mixer taps, low level w.c. with recessed flush. Fully tiled walls with additional feature Victorian style tiling, tiled floor, radiator, panelled ceiling with spotlights, double glazed window, extractor fan

BEDROOM ONE: (front): 17'2 x 13'0, (5.23m x 3.96m), into double glazed bay window with fitted shutter blinds, window seat with storage, fabulous sliding, fitted wardrobes with ample hanging and storage space, radiator

BEDROOM TWO: (front): 9'3 x 6'8, (2.82m x 2.03m), radiator, double glazed window with fitted shutter blind



EXTERNALLY: steps down to generous, South facing, private rear town garden with shed, gated access to rear lane. Forecourt garden to the front

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Cable
- Mobile Signal Coverage Blackspot: No
- Parking: On street

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.

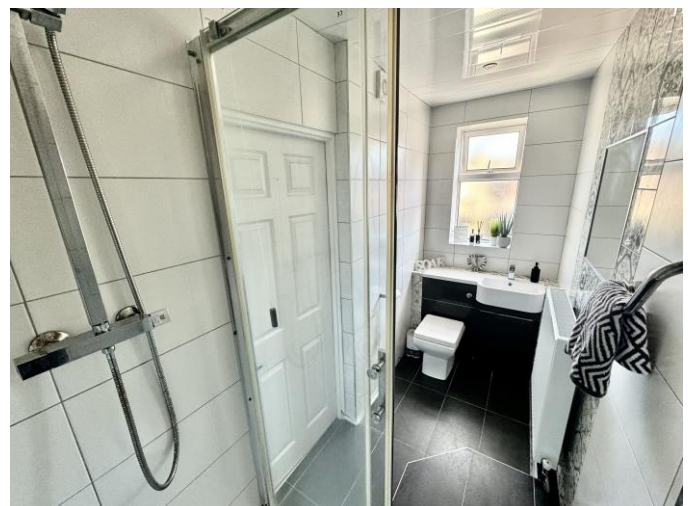
TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
 Length of Lease: 999 years from 10 July 2009
 Ground Rent: Peppercorn

COUNCIL TAX BAND: A
EPC RATING: C

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(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

