



Percy Road Whitley Bay

Circa 1875, this fabulous, three story family semi oozes style, charm and space. With eclectic vibes, many original features, this period semi has been beautifully re-designed by the current owners to bring together many eras of style. Just a short walk from the beach, Metro, vibrant town centre and Cullercoats Village, this family home is also within the catchment area for popular local schools. Originally a five bedroom, three story home, the current owners have combined the top floor two bedrooms to showcase one larger room, this could be re-designed to benefit an additional fifth bedroom if you wish. A welcoming and spacious vestibule/hallway greets you, with original, turned staircase up to the first floor, gorgeous front lounge with feature bay window, period fireplace and open fire, separate dining room with multi-fuel stove fire and French doors out to the rear town garden. The dining and breakfasting kitchen boasts measurements of 20'2 and includes a stunning, re-fitted kitchen with integrated appliances, breakfast bar and dining area. To the first floor there is a wonderful, Victorian style bathroom with roll top bath and separate shower, home office/study/dressing area, separate w.c., three excellent sized bedrooms, turned staircase to the charming half landing area, then to the top floor there is a large fourth bedroom with side sea views! There is a generous, private rear town garden with delightful Southerly aspect and to the front is a spacious garden area with driveway and large shed/outhouse, providing excellent storage and access from the front to the back yard, with electrics and lighting.

£375,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk



Percy Road Whitley Bay

Entrance Door to with Stained Leaded Light Inserts to:

ENTRANCE VESTIBULE: original half glazed door into hallway, wood flooring, through to:

ENTRANCE HALLWAY: Beautiful and impressive hallway, with original, turned staircase up to the first floor, radiator, original wood flooring, cornice to ceiling, feature arch with corbels, under-stair recess, door to:



LOUNGE: (front): 17'6 x 14'8, (5.33m x 4.47m), with measurements into feature double glazed window and alcoves, original wood flooring, reclaimed period fireplace with open fire, tiled inset, radiator, door through to:

DINING ROOM: (rear): 15'1 x 12'4, (4.59m x 12.4m), with measurements into alcoves, recessed brick hearth, multi-fuel stove fire, perfect for winter evenings and cold days by the fire, tiled hearth, radiator, original wood flooring, double glazed French doors out to the garden, cornice to ceiling, fitted shelving into alcove

DINING KITCHEN: (rear): 20'2 X 8'8, (6.12m x 2.64m), a gorgeous, re-fitted range of base, wall and drawer units, co-ordinating worktops, single drainer sink unit with mixer taps, breakfast bar, dining area, Range cooker, cooker hood, plumbed for automatic washing machine, two double glazed windows, double glazed door out to the yard, combination boiler, two pillar radiator, wine rack



HALF LANDING AREA: wood flooring, door to:

SEPARATE W.C.: low level w.c., hand washbasin, double glazed window, radiator

BATHROOM: 9'0 x 9'2, (2.74m x 2.79m), Victorian style bathroom, showcasing, roll top bath, separate shower cubicle, shower with jet sprays, pedestal washbasin, modern tiling, double glazed window, radiator, tiled floor

STUDY/DRESSING ROOM: 6'7 x 5'8, (2.0m x 1.73m), wonderfully versatile, with potential uses as a home office/dressing room or even if you want to extend through from the bathroom, radiator, double glazed window



FIRST FLOOR LANDING AREA: storage cupboard, turned staircase up to the second floor, door to:

BEDROOM ONE: (front): 14'7 x 12'4, (4.45m x 3.76m), into alcoves, double glazed window with original panelling under, radiator, cornice to ceiling

BEDROOM TWO: (rear): 14'8 x 12'2, (4.47m x 3.71m), into alcoves, double glazed window with original panelling under, radiator

BEDROOM THREE: (front): 11'9 x 6'2, (3.58m x 1.88m), radiator, double glazed window with feature panelling under

SECOND FLOOR HALF LANDING AREA: double glazed window, staircase up to:

SECOND FLOOR LANDING AREA: door to:

BEDROOM FOUR: (front): 17'8 x 13'1, (5.38m x 3.99m), maximum measurements with some restricted head room, wood flooring, Velux window with gorgeous side sea views, two radiators

BEDROOM FIVE: (rear): 11'3 X 6'4, (3.43m x 1.93m), Velux window, radiator, this room is open into bedroom four, but could be returned to a separate bedroom if required

EXTERNALLY: private, Southerly facing rear town garden, paved with outside tap, door into large shed/outhouse with electric and lighting, opening through to the front garden and driveway, measurements of: 12'2 x 5'8, (3.71m x 1.73m). To the front is a driveway and garden area, walled with privacy hedging and gates.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: ADSL Copper wire

Mobile Signal Coverage Blackspot: No

Parking: 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: C

EPC RATING: TBC

WB2775.AI.DB.08.11.2024.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

