



Taylor Terrace West Allotment

Excellent sized, three, bedroom family terrace. Pleasantly situated within the popular West Allotment village, close to local schools, shops, major transport links, including the A1058 City Centre, A19 North and South, Cobalt Business Park and Silverlink. The local metro and bus routes are also nearby. The property is available with no onward chain and boasts extra square footage due to originally being a pair of flats. Impressive hallway, spacious lounge, separate dining room, modern fitted kitchen, three generous bedrooms to the first floor and an excellent sized bathroom with contemporary white suite. Private and enclosed rear town garden, gas radiator central heating system, double glazing.

£105,000



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

ROOK
MATTHEWS
SAYER

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

Taylor Terrace

West Allotment

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: impressive hallway with staircase up to the first floor, radiator, wood floor, door to:

LOUNGE: (front): 15'9 x 12'0, (4.80m x 3.66m), into alcoves, radiator, double glazed window, double doors through to:

DINING ROOM: (rear): 14'3 x 6'4, (4.34m x 1.93m), double glazed window, tiled floor, storage cupboard, radiator, through to:

KITCHEN: (rear): 12'1 x 7'3, (3.68m x 2.21m), fitted kitchen incorporating a range of base, wall and drawer units, roll edge worktops, single drainer sink unit, integrated electric oven, gas hob, cooker hood, (not tested), combination boiler, radiator, tiled floor, tiled splashbacks, double glazed window, double glazed door out to the rear yard

FIRST FLOOR LANDING AREA: loft access, door to:

FAMILY BATHROOM: 8'5 x 6'3, (2.57m x 1.91m), comprising of bath with mixer taps, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, double glazed window, radiator, panelled ceiling, with spotlights

BEDROOM ONE: (front): 16'0 x 9'10, (maximum measurements), including depth of sliding mirrored wardrobes, radiator, double glazed window

BEDROOM TWO: (rear): 12'8 x 9'4, (3.86m x 2.84m), "L" shaped, maximum measurements, radiator, double glazed window, laminate flooring

BEDROOM THREE: (rear): 8'4 x 6'5, (2.54m x 1.96m), radiator, double glazed window, laminate flooring

EXTERNALLY: private and enclosed rear yard

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Unknown

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

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: A

EPC RATING: D

WB2790.AI.DB.13.11.2024.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



The Property
Ombudsman