



Wembley Avenue Whitley Bay

A beautiful, highly sought after, semi-detached family home. Located just a short walk from Monkseaton Village, with local shops, schools, Metro and eateries right on your doorstep! You are also close to both Whitley Bay town centre and our gorgeous coast and beaches. This lovely 1920's property has a convenient entrance porch, spacious hallway, lounge with feature bay window, attractive feature fireplace with gas, coal effect fire, the living room flows beautifully into a separate dining room with fitted storage to the alcoves, delightful orangery with French doors opening out to the garden and access also through to the dining kitchen. The dining kitchen is stunning and re-fitted, incorporating a stylish and contemporary range of units, integrated appliances and doors out to the garden, separate utility area. To the first floor there are three bedrooms, the second bedroom with stylish fitted wardrobes, providing ample hanging and storage space, gorgeous re-fitted bathroom with freestanding bathtub and separate shower cubicle with chrome shower and additional forest waterfall spray. Enclosed rear garden with decking, artificial lawn, patio and feature gravelling, front driveway.

£335,000

ROOK
MATTHEWS
SAYER

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

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



Wembley Avenue

Whitley Bay

Double Glazed Entrance Door: with leaded light tops, through to:

ENTRANCE PORCH: door with stained leaded light top pane, opening to:

ENTRANCE HALLWAY: spacious hallway with original newel post, spindle staircase up to the first floor, picture rail, radiator, door to:



LOUNGE: (front): 15'7 x 12'5, (4.7m x 3.78m), with measurements into alcoves and feature double glazed bay window with leaded tops, attractive feature fireplace with gas, living flame fire, cornice to ceiling, radiator, through to:

DINING ROOM: (rear): 11'6 x 11'6, (3.51m x 3.51m), into alcoves, fitted half height storage into alcoves, laminate flooring, cornice to ceiling, radiator, double glazed French doors to:



ORANGERY: (rear): 12'6 x 9'6, (3.81m x 2.90m), a gorgeous room, overlooking and opening out to the garden area, double glazed French doors, door to:

DINING 14'6 x 13'7, (4.42m x 4.15m), a separate dining area with French doors out to the garden, laminate flooring, radiator opens beautifully through to the kitchen area which has been re-fitted with a stylish and contemporary range of base, wall and drawer units, contrasting worktops, integrated fridge and freezer, integrated electric oven, hob and cooker hood, dishwasher, laminate flooring, double glazed window, combination boiler, recessed area, door to:



UTILITY ROOM: 5'9 x 5'7, (1.75m x 1.7m), roll edge worktops, plumbing for automatic washing machine, laminate flooring, door out to the front driveway and garden area

FIRST FLOOR LANDING AREA: double glazed leaded window, door to:

BEDROOM ONE: (front): 11'9 x 10'2, (3.58m x 3.10m), plus depth of alcoves, radiator, double glazed window

BEDROOM TWO: (rear): 12'4 x 9'9, (3.76m x 2.97m), plus depth of stylish fitted wardrobes, two double width, providing ample hanging and storage space, radiator, double glazed window

BEDROOM THREE: (front): 8'7 x 7'1, (2.62m x 2.41m), radiator, double glazed window

BATHROOM: 7'7 x 7'6, (2.31m x 2.29m), a fabulous, re-fitted family bathroom, showcasing, freestanding bath, walk-in shower cubicle with chrome shower and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, fully tiled walls, tiled floor, loft access, ladder radiator, double glazed window

EXTERNALLY: enclosed rear garden with feature gravelling, decked patio, artificial lawn, front garden area and driveway

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: TBC

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

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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.

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