



Newsteads Close Whitley Bay

A highly sought after, link bungalow located on this highly sought after development for over 55's. Within walking distance to the Metro, Sainsburys and most local amenities, a short drive from our beautiful coastline too! Perfectly positioned offering both privacy and convenience. The bungalow is available with no onward chain and showcases an entrance vestibule, superb sized hallway with ample storage, lounge/dining room with feature fireplace and electric fire, opening into the stylish, re-fitted kitchen with integrated appliances, delightful conservatory with French door out to the garden area, stunning re-fitted shower room with walk in shower cubicle, two excellent sized bedrooms, both with fitted storage. Private and enclosed rear garden, low maintenance with privacy hedging and gated access out to the rear path, superb sized front driveway with ample parking. Gas radiator central heating system, double glazing.

Note: This Bungalow is part of a Castles & Coasts Housing Association Development. The price guide of £140,000 represents a 70% stake in the property, the other 30% being retained by Castles & Coasts Housing Association

£140,000 70% ownership

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Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: cornice to ceiling, radiator, loft access, large airing cupboard, additional storage cupboard housing combination boiler and shelving, door to:



LOUNGE: (rear): 17'5 x 11'7, (5.31m x 3.53m), a gorgeous lounge with excellent proportions, opening into both the kitchen and through to the conservatory area, two radiators, feature fireplace, electric fire, cornice to ceiling, double glazed window, double glazed door through to:

CONSERVATORY: (rear): 9'8 x 6'9, (2.95m x 2.06m), overlooking and opening out to the rear garden, laminate flooring, radiator



KITCHEN: (front): 10'0 x 6'5, (3.05m x 1.98m), a stylish, cream panelled kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, integrated electric oven, microwave, hob, cooker hood, slimline dishwasher, fridge/freezer, plumbed for automatic washing machine, radiator, double glazed window

BEDROOM ONE: (rear): 13'6 x 9'11, (4.12m x 3.02m), excluding depth of large double wardrobe with hanging and storage space, radiator, double glazed window pleasantly overlooking the rear garden

BEDROOM TWO: (rear): 14'0 x 5'7, (4.27m x 1.70m), including depth of recess, storage cupboard, radiator, double glazed window



SHOWER ROOM: 7'3 x 5'4, (2.21m x 1.52m), a gorgeous, re-fitted shower room, comprising of, walk in shower cubicle with chrome controls and shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, Velux window, spotlights to ceiling, modern flooring, radiator

EXTERNALLY: private and enclosed, low maintenance rear garden, with paving, borders, fencing and gated access to the rear path. To the front there is a spacious driveway and hedging, providing parking for multiple vehicles

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: None

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.

ACCESSIBILITY

This property has accessibility adaptations:

Wide door ways

Level Access

Suitable for wheelchair users

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: 99 years from date of completion

Shared Ownership. It is understood that this property is Shared Ownership. 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.

Share For, Sale: 70% - 30% owned by Castles & Coasts Housing Association

Service Charge: £71.59 per month, includes building insurance payable to Castles & Coasts Housing Association

COUNCIL TAX BAND: A

EPC RATING: TBC

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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

