



Athol Gardens Whitley Bay

An outstanding, beautifully located, pre-war semi-detached family home. Available with no onward chain and showcasing an elegant and high standard upgrade throughout. Close to the Metro, popular local schools, vibrant Monkseaton Village and approximately a five-minute drive from Whitley Bay town centre and our wonderful coastline. You are welcomed by a light and airy hallway, through to the open plan dining room, which flows perfectly through to both the lounge and the kitchen area. The lounge boasts a feature bay window with stained leaded light tops, attractive feature fireplace with gas, coal effect fire, separate dining room overlooking the garden area, stunning, re-fitted kitchen, with a range of high gloss units, integrated appliances and access out to the garden area. There is a spacious landing area, two double bedrooms, the principle, bedroom with feature bay window. Gorgeous, re-fitted family bathroom with separate shower cubicle and shower with forest waterfall spray, private and enclosed rear garden with feature gravelling and artificial lawn, generous front driveway and garden area. Gas radiator central heating system via combination boiler, double glazing.

£249,950

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Double Glazed Entrance Door with Side Panes into:

ENTRANCE HALLWAY: a lovely, welcoming, light and airy hallway, with feature turned staircase up to the first floor, laminate flooring, radiator, door to:

DINING ROOM: (rear): 14'2 x 8'9, (3.84m x 3.78m), gorgeous dining room with double glazed window overlooking the rear garden, laminate flooring, radiator, door to kitchen, under-stair cupboard, open through to:



LOUNGE: (front): 12'7 x 12'5, (3.84m x 3.78m), with measurements into alcoves and double-glazed bay window with stained leaded light tops, attractive fireplace with gas, living flame fire, radiator, laminate flooring

KITCHEN: (dual aspect): 13'4 x 12'9, (3.89m x 4.06m), "L" shaped design, plus recess. A stunning range of contemporary base, wall and drawer units with contrasting worktops, integrated electric oven, hob and cooker hood, integrated fridge/freezer, washer/dryer and dishwasher, combination boiler, laminate flooring, two double glazed windows, recessed pantry/utility area, radiator, double glazed door out to the rear garden



FIRST FLOOR LANDING: generous landing area with double glazed window, loft access, door to:

BEDROOM ONE: (front): 13'6 x 10'7, (4.2m x 3.22m), with measurements into feature double glazed bay window with stained leaded light tops and alcoves, radiator

BEDROOM TWO: (front): 11'3 x 8'2, (3.43m x 2.48m), double glazed window with stained leaded light tops, radiator



BATHROOM: 7'2 x 6'7, (2.29m x 1.93m), outstanding, re-fitted bathroom, comprising of, bath with mixer taps, shower cubicle with chrome shower and additional forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, high gloss tiled floor, modern tiling to bath area and splashbacks, panelled shower area, chrome ladder radiator, double glazed window

EXTERNALLY: private and enclosed rear garden with artificial lawn and feature gravelling. Front garden area with driveway, wrought iron gates

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Unknown
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: B

EPC RATING: C

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(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.

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