



## Lovaine Avenue Whitley Bay

A highly sought after family semi-detached property, within the catchment area for excellent local schools, walking distance to the Metro, Whitley Bay town centre, shops and amenities, approximately a ten minute walk from our gorgeous beach and promenade. Boasting a large, thought out and substantially improved garden to the rear with delightful sunny aspect. Entrance hallway, lounge with feature bay window and shutter blinds, dining room with French doors out to the garden, family kitchen with integrated appliances, landing area, three generous bedrooms to the first floor and a gorgeous, re-fitted bathroom with forest waterfall spray. We anticipate a great deal of interest in this lovely home and can't wait for you to see it!

# £280,000

ROOK  
MATTHEWS  
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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** turned staircase up to the first floor, under-stair recess, wood effect flooring, door to kitchen, door to:

**LOUNGE:** (front): 14'3 x 10'9, (4.34m x 3.28m), into alcoves and double-glazed feature bay window with fitted window shutters, radiator, through to:

**DINING ROOM:** (rear): 12'8 x 10'9, (3.86m x 3.28m), into alcoves, double glazed, Georgian Bar French doors to the garden, radiator

**KITCHEN:** (rear): 16'1 x 8'1, (4.90m x 2.46m), spacious family kitchen, incorporating a range of base, wall and drawer units, wood worktops, integrated double oven, hob, cooker hood, single drainer sink unit with mixer taps, plumbed for automatic washing machine, pantry cupboard, brick effect tiling, double glazed window, combination boiler, double glazed door out to the side garden area

**FIRST FLOOR LANDING AREA:** double glazed window, loft access, door to:

**BEDROOM ONE:** (front): 12'0 x 10'7, (3.66m x 3.22m), radiator, double glazed window

**BEDROOM TWO:** (rear): 12'8 x 9'5, (3.86m x 2.87m), double glazed window, radiator, laminate flooring

**BEDROOM THREE:** (rear): 9'2 x 7'4, (2.79m x 2.24m), radiator, double glazed window

**BATHROOM:** (front): 5'3 x 6'2, (1.60m x 1.88m), a stylish and contemporary, re-fitted bathroom, comprising of, "L" shaped bath, chrome shower with additional forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled floor, brick effect tiling, chrome ladder radiator, double glazed window



EXTERNALLY: a beautiful, mature rear garden, perfect for families. Boasting a delightful South/South-Westerly aspect, with patio, lawn, decking and borders. Front garden with steps up to the entrance

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

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.

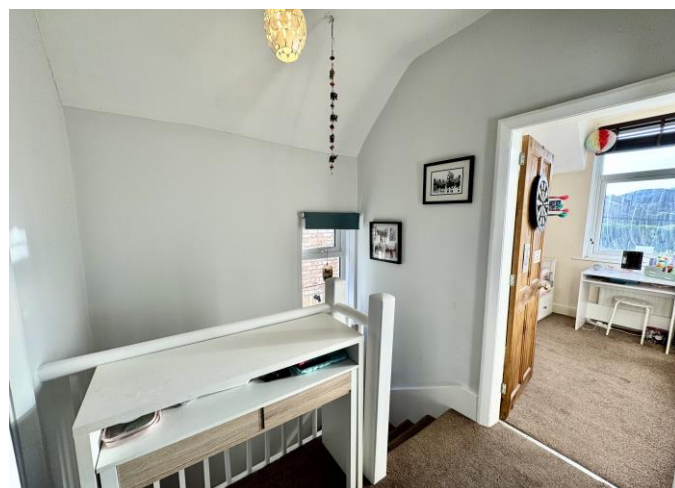
### TENURE

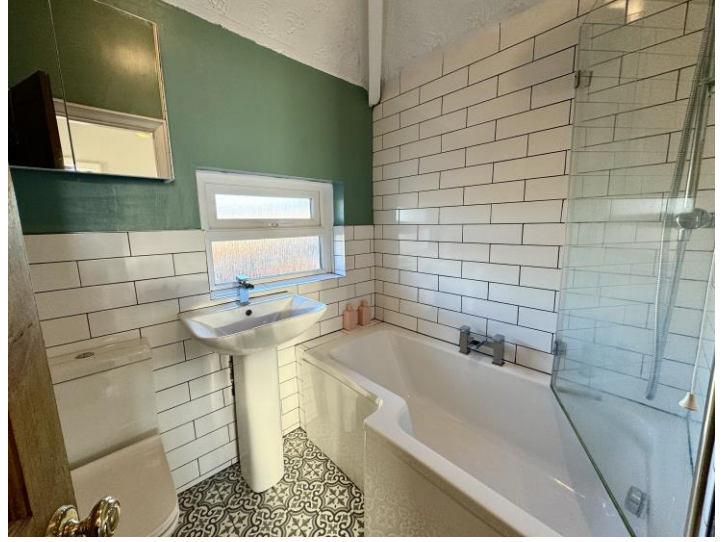
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B**

**EPC RATING: TBC**

WB2872.AI.DB.13.01.2025.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**

