



Newsteads Close

Red House Farm, Whitley Bay

A highly sought after bungalow located on this 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. There is a spacious and welcoming hallway with ample storage, superb sized lounge/dining room with attractive feature fireplace and electric fire, fitted kitchen with access out to the rear garden. Two generous bedrooms, both with fitted storage, bathroom with both shower and bath. Gas radiator central heating system, double glazing. No onward chain.

Agents Note: This Bungalow is part of a Castles & Coasts Housing Association Development. The price guide of £129,500 represents a 70% stake in the property, the other 30% being retained by Castles & Coasts Housing Association. Each new legal owner is issued a 99, year lease. The management fee is £71.59 per month and includes building insurance, external maintenance and management of communal areas.

£129,500

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: radiator, cornice to ceiling, two large storage cupboards, door to:

LOUNGE/DINING ROOM: (front): 18'0 x 12'0, (5.49m x 3.66m), with measurements into alcoves, double glazed window, feature fireplace with modern electric fire, two radiators, door to:

KITCHEN: (rear): 10'0 x 8'2, (3.05m x 2.48m), fitted kitchen incorporating a range of base, wall and drawer units, co-ordinating worktops, one and a half bowl sink unit with mixer taps, electric point, tiled splashbacks, double glazed window, double glazed door out to the garden area

BEDROOM ONE: (rear): 14'0 x 9'7, (4.27m x 2.92m), radiator, double glazed window, large double cupboard, cornice to ceiling

BEDROOM TWO: (front): 9'4 x 6'7, (2.84m x 2.0m), radiator, double glazed window, storage cupboard, cornice to ceiling

BATHROOM: 10'9 x 6'8, (3.28m x 2.03m), excellent sized bathroom, comprising of, bath, shower cubicle, shower, pedestal washbasin, low level w.c., double cupboard housing central heating boiler and with shelving, radiator, fully tiled walls, double glazed window

EXTERNALLY: Private and enclosed, low maintenance rear garden, not directly overlooked, shed



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: None

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

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.

For Sale: 70% Ownership over 55's
99 Years for all new owners.

Management Fee: £71.59 per month includes building insurance, external maintenance and management of communal areas. No ground rent.

COUNCIL TAX BAND: A

EPC RATING: TBC

WB2930.AI.DB.05.02.2025.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

