



## Percy Terrace Monkseaton Village

An extended, charming, rustic, period cottage, built within the wonderful Edwardian era, oozing character and space. Located in the heart of Monkseaton Village, Percy Terrace is a core part of the history of this highly sought after village. Just a short walk from the fabulous bars, restaurants, Metro and amenities that the village offers. More importantly, Percy Terrace is within the catchment area for local schools of excellence and a few minutes' drive from the beach and Whitley Bay town centre. Loved by the current family for many years the property is now offered for sale with no onward chain. Enjoying an elevated position from the road with private walkway, you are welcomed into the entrance hallway and through to the superb sized lounge/dining room, with feature, turned staircase up to the first floor. Contemporary and stylish re-fitted breakfasting kitchen with integrated appliances and additional storage, rear hall with access out to the rear lane. The light and airy first floor landing area provides access to three generous bedrooms and a gorgeous, re-fitted shower room, with walk in shower cubicle. The property also benefits from gas radiator central heating system and double glazing, we understand the cottage also benefits from a new roof on the extension and had a complete rewire in October 2024. Externally, there is on-street parking. An amazing lifestyle is on offer with this Edwardian Cottage, we can't wait to show you around!

# £295,000

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# Percy Terrace

## Monkseaton

Composite Entrance Door to:

ENTRANCE HALL: dado rail, door into:

LOUNGE/DINING ROOM: (front): 18'4 x 16'2, (5.59m x 4.93m), maximum measurements into alcoves and under-stair recess, a beautiful, light and airy room with feature, turned staircase up to the first floor, two radiators, double glazed Georgian Bar window, brick fireplace and recess, door through to:

BREAKFASTING KITCHEN: (rear): 13'07 x 8'7, (3.96m x 2.62m), a stylish and contemporary, re-fitted family breakfasting kitchen, incorporating a range of white, base, wall and drawer units, co-ordinating, roll edge worktops, integrated electric oven, hob and cooker hood, single drainer sink unit with mixer taps, modern flooring, large pantry cupboard, plumbed for automatic washing machine, radiator, double glazed window, spotlights to ceiling, door to:

INNER HALLWAY: 6'2 x 3'9, (1.88m x 1.14m), combination boiler, modern flooring, door to rear lane

FIRST FLOOR LANDING AREA: a spacious landing area with door to:

BEDROOM ONE: (front): 13'9 x 10'0, (4.19m x 3.05m), double glazed window, radiator, large walk-in cupboard providing ample hanging and storage space

BEDROOM TWO: (rear): 9'8 x 8'9, (2.95m x 2.67m), maximum measurements, radiator, double glazed window

BEDROOM THREE: (rear): 8'8 x 6'8, (2.84m x 2.03m), radiator, double glazed window

BATHROOM: luxurious refitted shower room, showcasing, double shower cubicle with chrome shower, vanity sink unit with mixer taps, low level w.c with push button cistern, chrome ladder radiator, panelling and spotlights to ceiling, modern tiling to shower area and half walls, contemporary flooring, extractor



EXTERNALLY: private front walkway with steps down to road which offers on-street parking

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Conservation Area: Yes

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**

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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**

