



## Collingwood Terrace

### Whitley Bay

Commanding an exceptional position on undoubtedly one of the most sought, after Victorian streets in Whitley Bay. Just a short walk to the beach, coast, town centre and, Metro and sought after local schools. Showcasing a rare, extensive front garden which has been beautifully landscaped, thought out, maintained and enjoyed by the current owners for many years. Families will love the outdoor space with a large summerhouse and patio to the rear of the garden too! The private town garden to the rear also secures off street parking via garage roller door and an additional storage shed. The property itself is spacious and versatile with an impressive vestibule and entrance hallway, lounge with feature bay window and original cornice, separate dining room with feature fireplace and gas, living flame fire, superb sized family breakfasting kitchen with integrated appliances, separate utility room, downstairs shower room. The split-level landing presents a fabulous sized shower room and three generous bedrooms, two overlooking the front garden. The property is available with no onward chain and we don't anticipate it will be waiting for a new family for long!

**£430,000**

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Double Glazed Entrance Door to:

**ENTRANCE VESTIBULE:** tile effect flooring, dado rail, cornice to ceiling, original, turned staircase to the first floor, tile effect flooring, radiator, door to:

**LOUNGE:** (front): 18'4 x 15'3, (5.59m x 4.65m), with measurements into double glazed bay window and alcoves, feature fireplace, electric fire, radiator, cornice to ceiling, ceiling rose, dado rail, picture rail, part wood flooring

**DINING ROOM:** (rear): 13'8 x 12'4, (4.17m x 3.76m), with measurements into alcoves, feature fireplace, gas, coal effect fire, double glazed window, radiator, cornice to ceiling

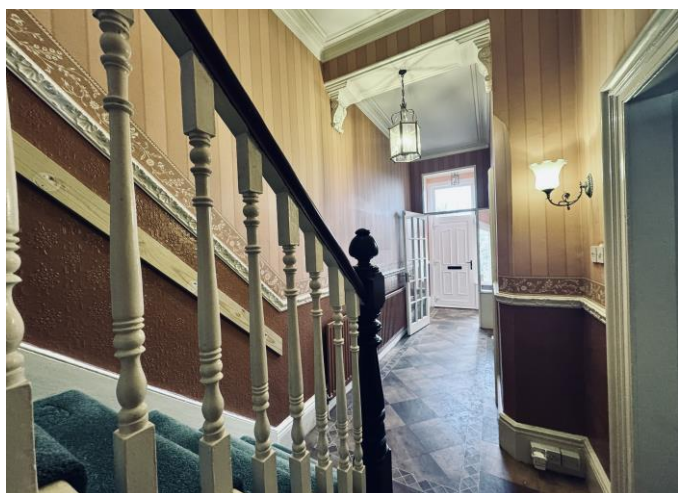
**BREAKFASTING KITCHEN:** (rear): 14'2 x 9'3, (4.32m x 2.82m), a generous family breakfasting kitchen incorporating a range of base, wall and drawer units, coordinating worktops, gas hob, integrated double oven, single drainer sink unit with mixer taps, tiled splashbacks, tile effect flooring, radiator, double glazed window, spotlights to ceiling, wine rack, door to:

**UTILITY ROOM:** (rear): 9'6 x 6'9, (2.90m x 2.06m), double glazed French door out to the town garden, plumbed for automatic washing machine, roll edge worktops, tile effect flooring, central heating boiler, double glazed window, door to:

**DOWNSTAIRS SHOWER ROOM:** re-fitted shower cubicle, electric shower, hand washbasin, low level w.c. with push button cistern, double glazed window, brick effect tiling, vertical radiator, double glazed window

**HALF LANDING AREA:** split level, impressive landing with measurements of 10'0 x 9'4, (3.05m x 2.84m), two double glazed windows, up to first floor landing area, door to:

**SHOWER ROOM:** 11'3 x 9'5, (3.43m x 2.87m), excellent sized family shower room, comprising of, shower cubicle, electric shower, pedestal washbasin, low level w.c. with push button cistern, fitted storage and cupboards providing superb storage space, double glazed window, radiator, panelled shower area



FIRST FLOOR LANDING AREA: loft access

BEDROOM ONE: (front): 14'7 x 13'6, (4.45m x 4.12m), with measurements into alcoves, radiator, double glazed window

BEDROOM TWO: (rear): 14'0 x 13'0, (4.27m x 3.96m), into alcoves, radiator, double glazed window

BEDROOM THREE: (front): 11'4 x 6'0, (3.45m x 1.83m), double glazed window, radiator

EXTERNALLY: enclosed front garden with gate to pedestrianised footpath, there is a secured gate to the stunning and extensive private front garden which has been beautifully landscaped, designed and maintained over the years for perfect outdoor family time. Mainly lawned with mature, well stocked borders and hedging, rear patio with summerhouse. To the rear of the property is a private town garden with roller garage door and shed

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

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.

#### AGENTS NOTE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

#### 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: C**

**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.

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