



## Harewood Close West Monkseaton

A fantastic opportunity to purchase this lovely family semi-detached property that has been lived in by the current family for many years. Enjoying a delightful cul-de-sac position within this popular street in West Monkseaton. The large garden to the rear also benefits from a delightful South/South-Easterly aspect. Within the catchment for popular local schools, close to the Metro, shops, bus routes and a short drive to the beach. The property would benefit from some cosmetic updating but does have gas radiator central heating and double glazing. You are welcomed into a spacious hallway, generous size lounge/dining room with dual aspect, the rear overlooking the garden area, fitted kitchen, also with access out to the garden. There are two double bedrooms to the first floor and a family bathroom with shower. Superb sized rear garden, not directly overlooked and there are also gardens to the front and side, with the possibility for installing a driveway, subject to necessary planning for dropped kerb. The property is available with no onward chain.

### Offers Over: £185,000

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# Harewood Close Whitley Bay

Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** spacious hallway with turned staircase up to the first floor, under-stair cupboard, double glazed window, door to:

**LOUNGE/DINING ROOM:** 22'5 x 11'7, (6.83m x 3.53m), dual aspect, a fabulous sized lounge and dining room with the rear double-glazed window overlooking the garden area, feature brick fireplace with gas fire, two radiators

**KITCHEN:** (rear): 8'5 x 7'5, (2.57m x 2.26m), fitted kitchen incorporating a range of base, wall and drawer units, fitted worktops, single drainer sink unit, gas point, double glazed window, double glazed door out to the garden area

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

**BATHROOM:** comprising of, bath, electric shower, pedestal washbasin, low level w.c., storage cupboard, tiled splashbacks, double glazed window

**BEDROOM ONE:** (front): 11'7 x 10'7, (3.53m x 3.22m), radiator, double glazed window

**BEDROOM TWO:** (rear): 10'5 x 9'5, (3.8m x 2.87m), radiator, double glazed window

**EXTERNALLY:** large, private and enclosed garden with delightful South/South-Easterly aspect, lawned area, fenced, patio and privacy hedging. To the front and side of the property is a lovely garden area with potential for driveway, subject to dropped kerb consent.



**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.

**AGENTS NOTE**

Enter any Agents Notes here that are provided by FCP via Jira e.g probate disclaimer.  
If you require any further information on this, please contact us.

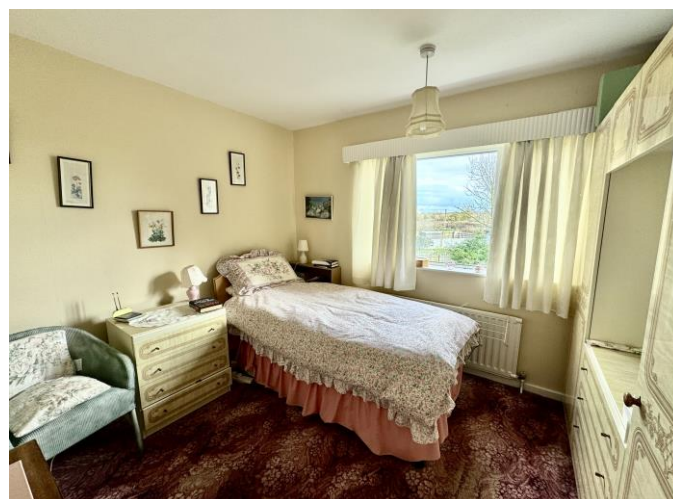
**TENURE**

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: A**

**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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