



Percy Gardens Whitley Bay

A beautifully located, 1920's period semi-detached family home. Just a short walk to the gorgeous Marden Quarry Nature Reserve, Metro, popular local schools, Whitley Bay town centre and sea front! This lovely home boasts a fabulous sized rear garden, enclosed with patio, lawn, mature borders and shed. There is a welcoming, light and airy hallway, gorgeous, contemporary downstairs shower room, lounge with feature bay window and modern electric fire. Separate dining room with patio doors through to the light and airy conservatory, overlooking and opening out to the garden area. Contemporary family kitchen with a range of stylish, high gloss units, integrated appliances, separate utility area, office/study. Spacious landing area to the first floor, three generous bedrooms, bedroom two with attractive fitted wardrobes. Stunning, re-fitted family bathroom with forest waterfall shower. There is a block paved driveway to the front providing off street parking. A lovely home!

£340,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Impressive, light and airy hallway, spindle staircase up to the first floor, radiator, double glazed window, door to:

DOWNSTAIRS SHOWER ROOM: a contemporary and stylish shower room, comprising of, shower cubicle, electric shower, hand washbasin, low level w.c. with recessed flush, tiled floor, fully tiled walls, double glazed window, radiator

LOUNGE: (front): 13'3 x 12'4, (4.05m x 3.77m), with measurements into alcoves and feature double glazed bay window, modern electric fire, radiator

DINING ROOM: (rear): 12'2 x 11'1, (3.72m x 3.62m), with measurements into alcoves, double glazed patio doors through to the conservatory, radiator

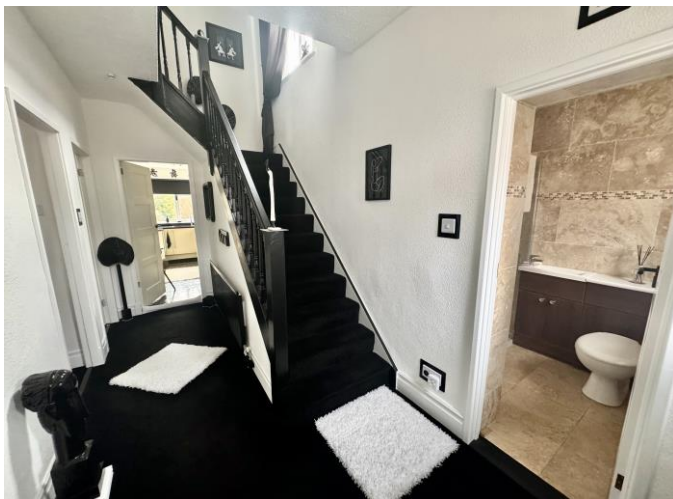
CONSERVATORY: 12'9 x 9'4, (3.88m x 2.85m) double glazed French doors out to the garden

KITCHEN: 14'2 x 6'7, (4.32m x 2.0m), a stunning, high gloss, extended kitchen, incorporating a range of base, wall and drawer units, high gloss worktops, integrated double oven, gas hob, cooker hood, sink unit with mixer taps, integrated dishwasher and fridge, two double glazed windows, tiled floor, tiled splashbacks, radiator, large pantry cupboard, door to:

UTILITY ROOM: 7'2 x 4'6, (2.19m x 1.36m), sink unit with mixer taps, worktop, base unit, double glazed door out to the garden, plumbed for automatic washing machine, door to:

OFFICE/STUDY: 5'6 x 4'6, (1.68m x 1.38m), Velux window, tiled floor, radiator

FIRST FLOOR LANDING AREA: double glazed window, door to:



FAMILY BATHROOM: a gorgeous, stylish family bathroom, showcasing, curved bath with mixer taps, chrome shower with forest waterfall spray, vanity sink unit with mixer taps, low level w.c with recessed flush, storage cupboard housing combination boiler, under-floor heating, fully tiled walls and floor, panelling and spotlights to ceiling, two double glazed windows, radiator

BEDROOM ONE: (front): 11'7 x 11'4, (3.54m x 3.46m), into alcoves, double glazed window, radiator

BEDROOM TWO: (rear): 11'4 x 11'1, (3.46m x 3.37m), excluding depth of stylish fitted wardrobes providing ample hanging and storage space, radiator, double glazed window, loft access with pull down ladders, we understand that the loft is part floored for storage purposes

BEDROOM THREE: (front): 7'8 x 7'9, (2.36m x 2.33m), radiator, double glazed window

EXTERNALLY: large private and enclosed rear garden with patio, lawn and mature, well stocked borders, shed, block paved driveway to the front

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Off street parking/Blocked paved 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.

TENURE

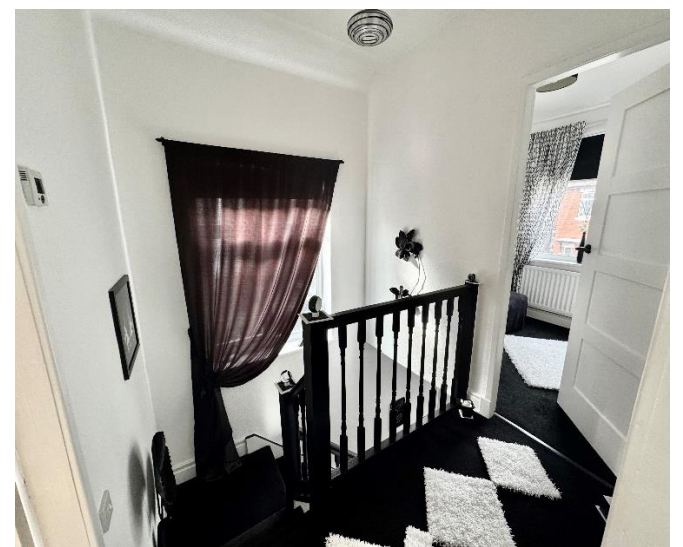
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: TBC

WB2958.AI.DB.12.03.2025.V.2





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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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