



West Street Wallsend

Welcome to this charming, semi-detached house, brimming with character and ready to welcome its new owners. Situated within a sought-after desirable location, you are welcomed by a beautiful spacious hallway, comfortable living room with attractive fire place, modern flooring and tastefully decorated it's just perfect for family time or relaxing at the end of a long day. The well, appointed kitchen is ready to inspire the inner chef in you and accommodate family meals or entertaining guests, a stylish contemporary range of units with integrated electric oven and hob, space for fridge/freezer, dishwasher and plumbed for washing machine, beautiful herringbone style flooring. The dining room can be utilised as an additional bedroom if desired, with double-glazed French doors opening into the rear garden, a separate utility/study room with access to the garage. To the first floor there are three good sized bedrooms, offering a peaceful retreat, the main bedroom benefits from a fitted wardrobe with sliding mirror doors, providing ample storage and hanging space. The family bathroom is well maintained, offering a practical and comfortable space to start and end your day, comprising of a stylish, bath with overhead shower, vanity unit, low level w.c. Externally there is a front garden, with driveway and access to the garage, to the rear there is an enclosed good, sized garden with shed. The house is rated 'C' for energy performance balancing comfort and sustainability. For those with children, the proximity to outstanding schools will be a significant advantage, ensuring the little ones have access to excellent education. With council tax in band 'A' this property is an affordable choice for first time buyers, or families looking for their forever home. The property also benefits from good transport links making daily commutes a breeze.

£200,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk



West Street Wallsend

ENTRANCE DOOR to:

HALLWAY: staircase to first floor landing

LOUNGE: 12'0 max x 12'0 max (3.66m x 3.66m)

DINING ROOM: 8'0 max x 8'10 max (2.44m x 2.69)

KITCHEN: 9'0 max x 11'10 max (2.74m x 3.61m)

UTILITY/STUDY: 7'10 max x 8'0 max (2.39m x 2.44m)

BATHROOM: 5'0 max 7'0 max (1.52m x 2.13m)

BEDROOM ONE: 8'0 plus into wardrobes & recess x 12'0 (2.44m x 3.66m)

BEDROOM TWO: 12'0 max x 9'0 max (3.66m x 2.74m)

BEDROOM THREE: 9'0 max x 8'11 max (2.74m x 2.72m)

GARAGE: access from utility/study: 14'0 max x 8'0 max (4.27m x 2.44m)



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway/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: A

EPC RATING: C

WB2975.NF.DB.03.03.2025 V.2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	84
(55-68)	D	70
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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

