



Edwards Road Whitley Bay

We are completely in love with this, rarely available, show home standard, Victorian terrace in the heart of Whitley Bay, just a short walk from the beach! Delivering absolute style, space, quality and elegance over three beautiful floors, the standard throughout is exceptional! Boasting a fabulous location, close to the town centre, Metro, beach, excellent local schools, vibrant shops, restaurants and amenities, the lifestyle that Edwards Road offers is just wonderful and not to be missed! Exquisite entrance vestibule and hallway with Herringbone flooring, stylish downstairs cloaks/w.c., A magnificent, elegant front facing lounge showcases feature bay window, original plasterwork and cornice, stunning, multi-fuel stove fire and gorgeous wood flooring. The open plan family living and dining kitchen has been extended to offer the perfect space for family living, dining and entertaining. With an impeccably thought out and designed kitchen area with central island, integrated appliances this lovely space enjoys an eclectic, vibrant feel! Take a wander through to the dining area and family space, enjoying maximum light from the roof lanterns and open ambience. The double patio doors open into the enclosed family garden, fantastic for warmer days and evenings. The half landing accommodates a useful utility space and a luxurious family bathroom with freestanding bath and walk-in shower. There are three excellent sized bedrooms off the first floor, with the principle, bedroom boasting magnificent side sea views and a jaw dropping balcony, have your wine or coffee at the ready! To the second floor there are two large double bedrooms, one with a fantastic work space area beautifully created by the current owners, there is also a contemporary shower room, excellent for guests or a growing family! There is a lovely, enclosed rear garden with artificial lawn and shed and a large, private front garden area with lawn and paving.

£585,000

ROOK
MATTHEWS
SAYER

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

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

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Entrance Door to:

ENTRANCE VESTIBULE: Herringbone flooring, dado rail, cornice to ceiling, glazed door with side and top glass panels through to:

ENTRANCE HALLWAY: an impressive and grand hallway, beautifully presented, with Herringbone flooring, radiator and radiator cover, cornice to ceiling, feature arch, turned staircase up to the first floor, door to:

DOWNSTAIRS CLOAKS/W.C.: stylish downstairs cloaks/w.c., with on-bench sink and vanity unit, low level w.c., Herringbone flooring, brick effect tiling, spotlights to ceiling

LOUNGE: (front): 18'3 x 14'0, (5.56m x 4.27m), with measurements into alcoves and feature double glazed bay window with fitted shutter blinds, picture rail, cornice and ceiling rose, stunning exposed brick fireplace recess, multi-fuel stove fire, granite hearth, two pillar radiator, wood flooring

KITCHEN: (rear): 15'4 x 11'1, (4.67m x 3.38m), a contemporary, thoughtfully designed family kitchen which flows beautifully into the open plan dining and living space. The kitchen is fitted with a range of two - colour base, wall and drawer units, larder cupboard, contrasting worktops, central island with breakfasting bar, recessed shelving and lighting, integrated double electric oven, gas hob, integrated full height fridge and freezer, dishwasher, double sink unit with mixer taps, cornice to ceiling, Herringbone flooring, spotlights to ceiling, under-floor heating, through to:

LIVING AND DINING SPACE: (rear): 17'7 x 16'0, (5.36m x 4.88m) (maximum measurements), a wonderful family room, perfect for dining, family time and entertaining. Enjoying a large roof lantern allowing maximum light into the room and double patio doors opening out to the garden. There is under-floor heating, storage cupboard, Herringbone flooring, double glazed window, down-lighters and fitted shelving

HALF LANDING: turned staircase up to the first, floor landing, dado rail, loft access, door to bathroom, door to:

UTILITY AREA: 5'1 x 4'3, (1.55m x 1.21m), plumbed for automatic washing machine, double glazed window, tile effect flooring

BATHROOM: (rear): 10'1 x 9'7, (3.07m x 2.92m), a luxurious family bathroom with gorgeous fitted suite, boasting, freestanding bath with brass, wall mounted mixer taps and shower spray, walk in shower area with wall mounted forest waterfall shower, on bench sink unit with vanity unit under, brass wall mounted mixer taps, low level w.c., fitted shelving, spotlights to ceiling, modern tiling, tiled floor, double glazed window, horizontal towel radiator, vertical radiator

FIRST FLOOR LANDING AREA: radiator, staircase up to the second floor, two storage cupboards, radiator, door to:



BEDROOM ONE: (front): 15'4 x 12'0, (4.67m x 3.66m), into alcoves, gorgeous cast iron period fireplace with tiled inset and hearth, wood flooring, radiator, cornice to ceiling, double glazed French doors opening through to the balcony enjoying side sea views

BEDROOM THREE: (rear): 14'0 x 12'4, (4.27m x 3.76m), into alcoves, double glazed window, radiator, cornice to ceiling

BEDROOM FIVE: (front): 10'0 x 6'7, (3.05m x 2.0m), two pillar radiator, feature vertical panelling, wood floor, double glazed window

SECOND FLOOR LANDING: Velux window, loft access, door to:

BEDROOM TWO: (front): 17'2 x 12'4, (5.23m x 3.76m), a fantastic front facing bedroom with three Velux windows, radiator, contemporary flooring. The current owners have thoughtfully created an excellent work/dressing space with feature panelling as screening, Herringbone flooring

BEDROOM FOUR: (rear): 14'8 x 10'9, (4.47m x 3.28m), radiator, double glazed window with some distant sea views

SHOWER ROOM: 10'1 x 5'3, (3.07m x 1.60m), Fabulous second floor shower room, shower cubicle, chrome shower with additional forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, brick effect tiling, tiled floor, double glazed window, spotlights to ceiling, extractor fan

EXTERNALLY: a lovely, enclosed rear garden with artificial lawn and shed. The front garden is a superb size with lawn, paving and walled entrance, gate.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

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.

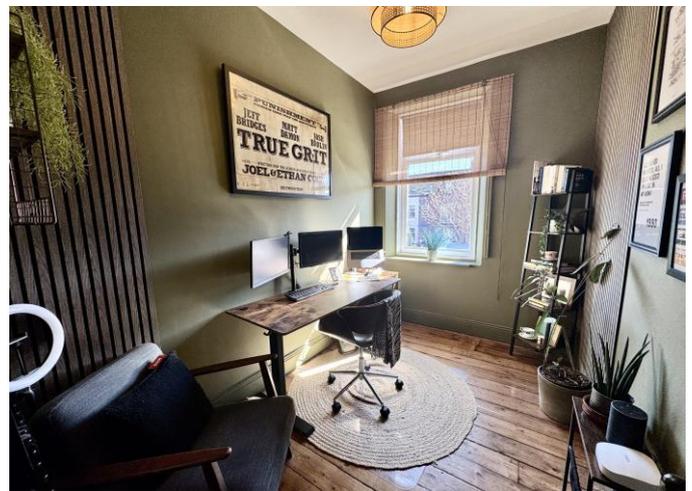
TENURE

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: D

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