



## Craneswater Avenue Whitley Bay

An exceptional, semi-detached bungalow on stunning corner plot, with wrap around gardens and side views towards the coast. Beautifully cared for and presented throughout, with gorgeous, light and airy rooms of excellent proportions. Located within this highly sought after area, close to Briardene and a short walk from our wonderful beach, lighthouse and coastline, anyone fortunate enough to be able to secure this bungalow will be over the moon with the new lifestyle it affords. Available with no onward chain, impressive and spacious hallway, lounge with feature bay window, fireplace and modern electric fire, separate dining room, also enjoying a bay window and access directly into the splendid, re-fitted kitchen, with integrated appliances, separate utility area with access to both front and rear gardens and into the garage. There are two double bedrooms, both with fitted wardrobes and a luxurious, recently re-fitted shower room with walk in shower. Beautiful gardens wrap around the front and side, with lawn, mature borders, shrubs and privacy hedging, front driveway and garage. Just stunning!

**£350,000**

ROOK  
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Double Glazed Entrance Door with leaded light insert and two side panels, opening to:

**ENTRANCE HALLWAY:** a wonderfully spacious, light and airy entrance hall, delft rack, radiator, loft access, door to:

**LOUNGE:** (rear): 15'0 x 14'9, (4.57m x 4.50m), with measurements into alcoves and double-glazed bay window, attractive feature fireplace with electric fire, wall lights, coving to ceiling, gorgeous views towards the coast, radiator

**DINING ROOM:** (front): 13'8 x 9'4, (4.17m x 2.84m), with measurements into feature double glazed bay window and alcoves, radiator, door to:

**KITCHEN:** 10'9 x 7'2, (3.28m x 2.18m), stylish and contemporary re-fitted kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, integrated eye level, electric oven, gas hob, stainless steel cooker hood, storage cupboard housing meters, two double glazed windows, modern flooring, single drainer sink unit with mixer taps, contemporary splashbacks, double glazed door into:

**UTILITY ROOM:** 13'9 x 5'9, (4.19m x 1.75m), (dual aspect), with double glazed doors out to both the front and rear of the property, fitted base units and worktop, single drainer sink unit, coal cupboard, plumbed for automatic washing machine, tiled floor, combination boiler, door to garage



**BEDROOM ONE:** (front): 11'6 x 11'4, (3.51m x 3.45m), with measurements into double glazed bay window and excluding depth of attractive fitted wardrobes, providing ample hanging and storage space, radiator

**BEDROOM TWO:** (rear): 10'9 x 8'3, (3.28m x 2.52m), with measurements into feature double glazed bay window and alcoves, radiator, fitted wardrobes

**EXTERNALLY:** fabulous, wrap around gardens enjoying multiple aspects, including views towards the coast, lawned area, well stocked, mature borders, privacy hedging, driveway, garage. To the rear of the property is an enclosed patio yard, the garage benefits from measurements of, 15'7 x 8'7, (4.75m x 2.62m), up and over garage door, double glazed window

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL Modem

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

#### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: C**

WB2476.AI.DB.23/05/2024.V.1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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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