



Western Way Whitley Lodge

Oozing style, space, light and a fabulous location, this corner sited semi-detached family home has so much versatility and potential on offer. We love that it is so close to the beach and sea front, within the catchment area for schools of excellence and close to local shops, bus routes and amenities. With multiple bay windows allowing maximum sunlight and space in the rooms the property showcases a spacious entrance porch, hallway, fabulous sized lounge flowing through into the separate dining room, which overlooks the front and side gardens. A stylish and contemporary breakfasting kitchen reflecting a real Scandinavian feel, access through to the utility area and double garage, downstairs cloaks/wc, door out to the rear patio area. There is a generous landing to the first floor and three double bedrooms, the principle, bedroom with fitted storage and bay window. Original family bathroom with shower off, front and side gardens, mainly lawned with privacy hedging, large double front driveway, private patio yard.

£375,000

ROOK
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Double Glazed Entrance Door to:

ENTRANCE PORCH: 13'8 x 3'3 (4.17m x 1.00m)

Double-glazed window, door to:

ENTRANCE HALLWAY: Spacious, light and airy hall with cloaks cupboard, staircase to the first floor, radiator, additional under-stair cupboard, door to:



LOUNGE: (front and side) 16'5 x 16'5 (5.0m x 5.0m) into feature double-glazed bay windows, an excellent sized family lounge, radiator, gas fire, storage cupboard, door through to:

DINING ROOM: (Side) 14'8 x 10'4 (4.47m x 3.15m) once again with measurements into feature double-glazed bay window, radiator, cornice to ceiling, door to:

BREAKFASTING KITCHEN: (Rear) 11'6 x 10'6 (3.51m x 3.20m) a fabulous stylish re-fitted kitchen and breakfasting area, oozing a Scandinavian, light feel, there are a range of base, wall and drawer units, Beech worktops and splashbacks, integrated electric oven, hob, cooker hood, and one and a half bowl sink unit, with mixer taps, double-glazed window, large storage cupboard, housed fridge and freezer, laminate flooring, door to:



GARAGE & UTILITY AREA: 18'8 x 14'0 (5.49m x 4.27m) superb sized garage and utility area, coal cupboard, plumbed for automatic washing machine, single-glazed door to rear patio, door to:

DOWNSTAIRS CLOAKS/WC. low level wc, single glazed window.

FIRST FLOOR LANDING: double-glazed window door to:

BEDROOM ONE: (front & side) 15'8 x 15'2 (4.78m x 4.62m) with measurements into feature double glazed bay window, two additional double-glazed windows, radiator, fitted storage providing ample hanging, some side sea views

BEDROOM TWO: (side) 13'4 x 10'9 (4.06m x 3.28m) radiator, double-glazed window, storage cupboard.

BEDROOM THREE: (front) 10'7 x 9'4 (3.22m x 2.84m) radiator, double cupboard, double-glazed window



FAMILY BATHROOM: 8'1 X 6'4 (2.46m x 1.93m) original bathroom comprising of, bath with mixer taps and shower off, pedestal washbasin with mixer taps, low level w.c, fully tiled walls, chrome radiator, double-glazed window.

EXTERNALLY: delightful front and side gardens mainly lawned with hedge screening and patio area, front driveway and garage private rear yard.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains/Gas
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway/ Garage

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: D

WB1859.AI.DB.24/06/2024. V.2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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

