



Laburnum Avenue Whitley Bay

An exquisite, elegant, beautifully designed and presented Victorian terrace home, circa 1900. Located in the heart of our Award Winning Whitley Bay town centre, close to the beach, Metro, shops, popular local schools and most amenities. This gorgeous home is available with no onward chain and is a purpose built, four bedroom property with original, charming features. Entrance vestibule through to the hallway, with original plasterwork and turned staircase to the first floor. The lounge boasts an original, period, marble fireplace, cast iron, open fire and feature bay window with fitted shutters. The separate dining room also showcases a feature fireplace and original, cast iron fire. The dining kitchen will take your breath away, it is spacious and stylish, with its sleek, high gloss range of units and integrated appliances, recessed lighting and fitted family dining table. The split level landing offers space and flexibility, accessing all four bedrooms, with the two front bedrooms also benefiting from fitted shutter blinds. The bathroom is contemporary and stylish with a separate shower cubicle. There is a large town garden with storage and artificial lawn, there is also a roller shutter door for secure off street parking, to the front there is an enclosed forecourt garden area. The property also benefits from a new roof and recent double glazing. No onward chain.

£395,000

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Double Glazed Entrance Door to:

ENTRANCE VESITBULE: cornice to ceiling, wood effect laminate flooring, half glazed door to:

ENTRANCE HALLWAY: wood effect laminate flooring, original, turned feature staircase to the first floor, radiator and radiator cover, feature plasterwork and corbels, cornice to ceiling, large cloaks cupboard, additional half height cupboard, door to:



LOUNGE: (front): 16'6 x 13'8, (5.03m x 4.17m), with measurements into alcoves and feature double glazed bay window with fitted shutters and original panelling under, fabulous, original, marble fireplace with tiled inset and cast iron, open fire, perfect for cosy evenings and winter months, cornice to ceiling, plasterwork and ceiling rose, radiator

DINING ROOM: (rear): 13'10 x 11'3, (4.22m x 3.43m), with measurements into alcoves, feature fireplace with original, cast iron fire and inset, slate hearth, radiator, double glazed window



DINING KITCHEN: (rear): An outstanding, elegant, family dining kitchen, fitted with a stunning range of high gloss, soft close, base, wall and drawer units, co-ordinating worktops, integrated double oven, microwave, five burner gas hob, cooker hood, integrated dishwasher, plumbed for automatic washing machine, wine rack, under-unit lighting, plinth lighting, brick effect tiling, spotlights to ceiling, two double glazed windows, single drainer sink unit with mixer taps, combination boiler, wood effect laminate flooring, double glazed door out to the garden area, dining table with recessed lighting

FIRST FLOOR:

HALF LANDING AREA: turned staircase to the first floor landing area, door to:

FAMILY BATHROOM: 12'1 x 5'9, (3.68m x 1.75m), stylish and contemporary family bathroom, comprising of, bath, shower cubicle with chrome shower, pedestal washbasin with hot and cold mixer taps, low level w.c. with push button cistern, chrome radiator, tiled floor, fully tiled walls, spotlights to ceiling, double glazed window



BEDROOM THREE: (rear): 9'1 x 6'7, (2.77m x 2.0m), two double glazed windows, radiator

FIRST FLOOR LANDING AREA: radiator, door to:

BEDROOM ONE: (front): 13'9 x 11'2, (4.19m x 3.40m), with measurements into alcoves, radiator, double glazed window with fitted shutter blind

BEDROOM TWO: (rear): 13'2 x 11'3, (4.01m x 3.43m), double glazed window, radiator, cornice to ceiling

BEDROOM FOUR: (front): 9'6 x 6'5, (2.90m x 1.96m), radiator, double glazed window with fitted window shutter

EXTERNALLY: An excellent sized rear town garden with artificial lawn, patio, shed, roller garage door. Forecourt garden area, walled with gate

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On street/ Permit parking £25 per annum

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: B

EPC RATING: D

WB2524.AI.DB.01/07/2024.V.1





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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