



## Queens Road Whitley Bay

Located on one of the finest streets in Whitley Bay, this beautiful, period terrace was built around 1901 and boasts fabulous room sizes, fireplaces and so much more! Close to the beach, award winning town centre and within the catchment area for local schools of excellence. Gorgeous vestibule and hallway with parquet style flooring and sweeping, turned, original staircase up to the first floor. The lounge has a fabulous marble fireplace, cast iron fireplace with tiled inset and hearth, gas coal effect fire, feature bay window and original wood flooring. Separate dining room with recessed hearth and beautiful open fire. The room flows into the delightful garden room with doors out to the rear town garden, the family breakfasting kitchen is an excellent size with an ample range of units and integrated appliances, separate utility area, downstairs shower room. There is a stunning, split level landing area and four generous bedrooms, the front bedrooms with feature, leaded sash windows. The family bathroom is an excellent size and has a four piece suite with Jacuzzi bath. Delightful front garden, private rear town garden with up and over garage door and large shed. On a more practical note the property benefits from a recent new roof.

# £400,000

ROOK  
MATTHEWS  
SAYER

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

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

# Queens Road Whitley Bay

Entrance Door to:

**ENTRANCE VESTIBULE:** tiled floor, cornice to ceiling, original door with stained leaded light inserts, beautiful side and top panels into:

**ENTRANCE HALLWAY:** parquet style flooring, original, turned staircase up to the first floor, feature cornice and corbels, under-stair cupboard, radiator and radiator cover, door to:

**LOUNGE:** (front): 17'0 x 16'5, (5.18m x 5.0), with measurements into alcoves and feature leaded sash window, fabulous period, marble fireplace with cast iron fireplace, tiled inset and hearth, gas, coal effect fire, original wood flooring, ceiling rose and cornice, radiator

**DINING ROOM:** (rear): 14'3 x 13'4, (4.34m x 4.06m), with measurements into alcoves, fitted storage into alcoves, parquet style flooring, radiator, recessed fireplace with open fire, (we understand there is also a gas point if required), cornice to ceiling, door opening through to sun room, radiator

**SUN ROOM:** (rear): 14'2 x 8'7, 94.29m x 2.62m), overlooking and opening out to, via double glazed French doors, the rear town garden, radiator, open through to:

**BREAKFASTING KITCHEN:** (rear): 16'6 x 11'11, (5.03m x 3.63m), a spacious and versatile family breakfasting kitchen, with ample, stylish units, comprising of base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, cooker hood, plumbing for dishwasher, double sink unit, modern flooring, tiled splashbacks, pantry cupboard, door through to;

**UTILITY ROOM:** (rear): 7'1 x 6'4, (2.16m x 1.93m), fitted base unit, roll edge worktop, one and a half bowl sink unit with mixer taps, tiled floor, tiled splashbacks, combination boiler, double glazed window, double glazed door out to the town garden, door to:

**SHOWER ROOM/W.C.:** Contemporary shower room, comprising of, shower cubicle, electric shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled floor, panelling to walls, double glazed window, tiled splashbacks

**FIRST FLOOR**

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



**FAMILY BATHROOM:** 11'0 x 6'4, (3.35m x 1.93m), an excellent size bathroom, comprising of, Jacuzzi bath with hot and cold mixer taps and shower spray, bidet, pedestal washbasin, low level w.c., two double glazed windows, chrome radiator, half tiled walls

**BEDROOM THREE: (side):** 14'5 x 13'6, (4.4m x 4.1m), double glazed window, radiator, storage cupboard

**FIRST FLOOR LANDING AREA:** loft access, we have been advised that the loft has pull down ladders and is mostly boarded for storage purposes, dado rail, door to:

**BEDROOM ONE: (front):** 14'5 x 13'8, (4.39m x 4.17m), measurements into alcoves, three leaded, sash windows, recessed hearth, cornice to ceiling, original wood flooring, radiator

**BEDROOM TWO: (rear):** 14'3 x 13'6, (4.34m x 4.12m), measurements into alcoves, corniced to ceiling, double glazed window, radiator

**BEDROOM FOUR: (front):** 10'5 x 6'5, (3.18m x 1.96m), leaded, sash window, radiator

**EXTERNALLY:** Large, private rear yard with up and over door, shed and gated access, delightful front garden area with shrubs, walled and gated

#### **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

#### **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.

#### **RESTRICTIONS AND RIGHTS**

Listed? NO

Conservation Area? YES

#### **TENURE**

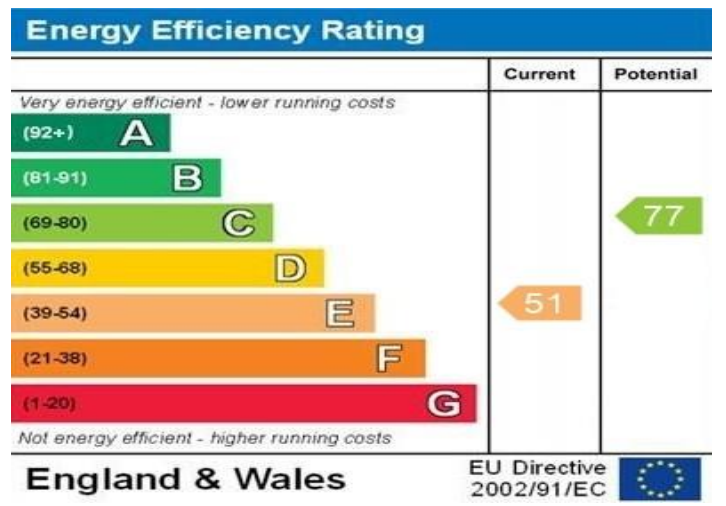
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND:** "A to G / N/A"

**EPC RATING:** "A to G"

WB2496.AI.AI.8/7/24.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.

**16 Branches across the North-East**

