



## Grange Park

### Monkseaton, Whitley Bay

We welcome this lovely, pre-war, semi-detached bungalow to the open market, with impressive, Mock Tudor Peak. Available with no onward chain and just a short walk from Monkseaton Village, Metro, bus routes and local amenities. It is also a short drive to Whitley bay town centre and our beautiful coastline. The entrance hallway opens into a generous sized lounge with feature bay window, fireplace, gas fire and original floorboards. The breakfasting kitchen has been re-fitted with a stylish range of units and integrated appliances, it opens through to a useful sun room/rear lobby with large storage area and access out to the garden. There are two double bedrooms, the principle room overlooking the garden. There is also a re-fitted wet room with electric shower. Beautiful, enclosed rear garden with patios, lawn and well stocked borders, two sheds, gated access to the front garden and driveway.

**£265,000**

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)

# Grange Park

## Monkseaton, Whitley Bay

Double Glazed Entrance Door into:

ENTRANCE HALLWAY; laminate flooring, dado rail, radiator, door to:



LOUNGE: (front): 14'6 x 12'2, (4.42m x 3.71m), into alcoves and double glazed bay window with stained leaded light tops, attractive feature fireplace, gas fire, wood floor, cornice to ceiling, radiator



BREAKFASTING KITCHEN: (rear): 11'0 x 10'0, (3.35m x 3.05m), a stylish and spacious breakfasting kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, cooker hood, integrated fridge, plumbing for automatic washing machine and dishwasher, one and a half bowl sink unit with mixer taps, double glazed window, laminate flooring, tiled splashbacks, radiator, door to:



SUN ROOM/REAR LOBBY: with double glazed windows overlooking the rear garden area, large storage area with electrics, tiled floor, panelled ceiling, double glazed door out to the rear garden



**BEDROOM ONE: (rear): 11'4 x 11'4, (3.45m x 3.45m), with double glazed window overlooking the garden area, radiator**

**BEDROOM TWO: (front): 10'0 x 8'7, (3.05m x 2.62m), double glazed window, radiator**

**WET ROOM: Stylish, re-fitted wet room, incorporating, shower area, electric shower, pedestal washbasin, low level w.c. with recessed flush, fully tiled walls, non-slip flooring, double glazed window, radiator**

**EXTERNALLY: Lovely, enclosed rear garden with paving, lawn, well stocked borders, two sheds, gated access to the front garden area, with paving and driveway**

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

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.

#### **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: TBC**

WB2569.AI.DB.16.07.2024.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.

**16 Branches across the North-East**

