



The Avenue

Whitley Bay

Steeped in history and oozing charm, character, splendour and elegance throughout, this magnificent, Edwardian period semi-detached family home will undoubtedly delight any perspective buyers looking for their forever home! Within the catchment area for sought after schools, including Whitley Bay High School and within walking distance to our vibrant town centre and beautiful coastline, The Avenue presents a fabulous combination of coastal and urban living. You are welcomed by a grand and opulent vestibule and hallway, with original turned feature staircase up to the first floor, downstairs cloaks/wc. The lounge is quite fabulous with a feature bay window with fitted shutters and gorgeous fireplace, double doors open and flow beautifully into the separate dining room with French door out to the garden area and stunning, French Panaget parquet style flooring which is an absolute delight! The rustic, yet stylish dining kitchen is welcoming and spacious with Range cooker, integrated appliances and access out to the garden area.

The units are solid wood with granite worktops, ensuring both durability, style and quality! The impressive and spacious landing area welcomes you to four double bedrooms, two bedrooms with feature bay windows and the front bedroom with a range of stylish fitted wardrobes, providing ample hanging and storage space. The Victorian style bathroom is sublime, a real haven of tranquillity with its separate walk in rain shower, bath and fittings. The wonderful gardens wrap around this family home, offering so many options for relaxing and outdoor sunshine, depending on the time of day! Front and side gardens, enclosed and private rear town garden, not directly overlooked. We cannot wait for you to see what this gorgeous home has to offer!

£590,000

ROOK
MATTHEWS
SAYER

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

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk



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Original Double Doors Opening into:

ENTRANCE VESTIBULE: oak floor, door through to:

ENTRANCE HALLWAY: a grand and quite fabulous entrance hallway, with ample charm and original features. Stunning, sweeping turned staircase with original newel post up to the first floor, cornice to ceiling, three, triple glazed windows, encasing original stained leaded light window, feature arch, dado rail, under-stair cupboard, oak flooring, door to:

DOWNSTAIRS CLOAKS/WC.: floating vanity sink unit, low level w.c. with push button cistern, tiled splashbacks, Victorian style, tiled floor

LOUNGE: (front): 17'9 x 15'0, (5.41m x 4.57,,) with measurements into alcoves and double-glazed bay window with fitted shutters, beautiful feature fireplace with gas coal fire, marble hearth and back panel, cornice and feature plasterwork, radiator, double doors opening through to:

DINING ROOM: (rear): 18'9 x 11'1, (5.72m x 3.38m), elegant and traditional formal dining room with measurements into double glazed walk-in leded bay, overlooking and with French door opening out to the garden, French Panaget, parquet style flooring, cornice and ceiling rose, radiator

DINING KITCHEN: (rear): 22'3 x 9'9, (6.78m x 2.97m), a fabulous family dining kitchen area with both a rustic and stylish ambience. The kitchen is fitted with a solid wood range of base, wall and drawer units, granite, contrasting worktops, Range cooker with stainless steel cooker hood, integrated freezer, dishwasher and washer/dryer, under-unit lighting, oak flooring, double glazed door out to the side garden area, sink unit with hot and cold mixer taps, tiled splashbacks, combination boiler, double glazed leaded window

FIRST FLOOR LANDING: impressive landing with large triple glazed window with original encased stained leaded light window, cornice to ceiling

BEDROOM ONE: (rear): 17'0 x 11'8, (5.18m x 3.56m), with measurements into double glazed bay window, radiator, cornice to ceiling

BEDROOM TWO: (front): 19'3 x 11'5, (5.87m x 3.48m), excluding depth of stylish fitted wardrobes and double- glazed bay window, radiator, cornice to ceiling



BEDROOM THREE: (rear): 11'9 x 9'2, (3.58m x 2.79m), double glazed window, radiator, cornice to ceiling

BEDROOM FOUR: (front): 9'6 x 6'9, (2.90m x 2.06m), radiator, double glazed window, laminate flooring

FAMILY BATHROOM: 10'5 x 5'8, (3.18m x 1.73m), showcasing a haven of tranquillity and elegance, this wonderful, Victorian style bathroom boasts a walk- in shower cubicle with chrome shower and additional forest waterfall spray, bath with mixer taps and shower spray, vanity sink unit with storage under, low level w.c., tiled floor, tiled splashbacks and shower area, chrome ladder radiator, cornice to ceiling, spotlights, double glazed window

EXTERNALLY: stunning, wrap around gardens with ample privacy to the enclosed rear town garden area. Walled, with patios, borders with mature plants and shrubs, side, gated patio area leading through to the front town garden with feature gravelling, hedging and shrubs, wall and gated access

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Electric
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Permit parking

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

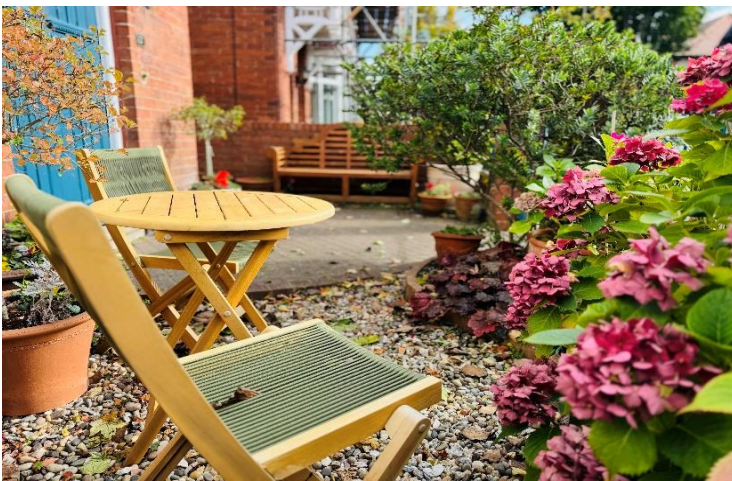
COUNCIL TAX BAND: E

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 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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