



## Albany Gardens Whitley Bay

A fabulous, purpose built, extended family home, beautifully located on the highly sought after Whitley Lodge Estate. Within the catchment for the excellent Valley Gardens Middle School and Whitley Bay High School and within walking distance to the Beach, this gorgeous home really is perfect for families! Close to local shops, bus routes and a few minutes' drive from the vibrant Whitley Bay town centre and local amenities. This lovely home has been treasured by the family for many years and reluctantly, the time has come for a new family to make fabulous memories! You are welcomed by an entrance porch, light and airy hallway, the lounge has a delightful bow window which allows maximum light into the room, feature plinth and electric stove fire, doors through to the extended dining room with French doors out to the garden. Stunning re-designed and fitted family kitchen with a fabulous range of units and integrated appliances. The kitchen opens through to the spacious utility area which also provides access out to the garden, to the downstairs cloaks/wc. and into the garage. To the first floor there are four double bedrooms, the principle bedroom with stylish fitted wardrobes, providing ample hanging and storage space. The main family bathroom is contemporary and stylish, having been re-fitted by the current owner. Splendid, additional shower room with shower cubicle and chrome shower. Delightful, enclosed rear garden which has been beautifully planned and maintained over the years, with lawn, borders, patios, shed and outside tap. Front driveway and garden, garage

# £380,000

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Entrance Door to:

**ENTRANCE VESTIBULE:** tiled floor, original door through to:

**ENTRANCE HALLWAY:** impressive and spacious hallway with original, turned staircase up to the first floor, fabulous original plasterwork and cornice, corbels, dado rail, radiator, door to:



**LOUNGE:** (front): 17'7 x 14'3, (5.36m x 4.32m), with measurements into feature bay window and alcoves, beautiful marble fireplace with cast iron fire, tiled inset, cornice, ceiling rose, radiator

**DINING ROOM:** (rear): 14'2 x 12'3, (4.32m x 3.73m), into alcoves, double glazed window overlooking town garden, attractive feature fireplace, cast iron fire with tiled inset, picture rail and cornice, radiator



**KITCHEN:** (rear): 12'4 x 10'7, (3.76m x 3.22m), light and airy kitchen incorporating a range of base, wall and drawer units, complimentary worktops, integrated electric oven, gas hob, spotlights to ceiling, under-stair pantry cupboard, tiled floor, double glazed window, cooker hood, tiled splashbacks, one and a half bowl sink unit with mixer taps, through to:

**UTILITY ROOM:** 9'7 x 4'5, (2.92m x 1.34m), plumbed for automatic washing machine, combination boiler, tiled floor, double glazed door to rear town garden



**HALF LANDING AREA:** split level landing with stairs up to the first- floor landing area, door to:

**BATHROOM:** 11'1 x 7'1, (3.38m x 2.31m), a spacious and stylish bathroom, comprising of, bath with mixer taps, walk in shower cubicle with chrome shower and additional forest waterfall spray, floating sink unit with mixer taps, low level w.c., tiled floor, double glazed window, spotlights to ceiling, loft access, tiled splashbacks, radiator

**ADDITIONAL W.C:** low level w.c. with push button cistern, radiator, tiled floor, double glazed window



FIRST FLOOR LANDING AREA: turned staircase up to the second floor, radiator, door to:

BEDROOM ONE: (front): 14'7 x 12'2, (4.45m x 3.71m), into alcoves, wood floor, two double glazed windows, original fireplace with cast iron fire, radiator, picture rail, cornice to ceiling

BEDROOM TWO: (rear): 14'3 x 12'5, (4.34m x 3.78m), radiator, double glazed window, into alcoves, cornice to ceiling

BEDROOM FIVE: (front): 11'1 x 6'4, (3.38m x 1.93m), wood flooring, radiator, double glazed window, cornice to ceiling

SECOND FLOOR LANDING AREA: storage cupboard, wood flooring, Velux window

BEDROOM THREE: (front): 17'1 x 9'6, (5.21m x 2.90m), wood flooring, Skylight, radiator, storage into eaves

BEDROOM FOUR: (rear): 12'0 x 11'1, (3.66m x 3.38m), radiator, Skylight, wood flooring

EXTERNALLY: private South-West facing garden, enclosed with lawn, fencing and gated, private and enclosed rear town garden with gate to lane

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Permit Parking

#### MINING (delete as appropriate)

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

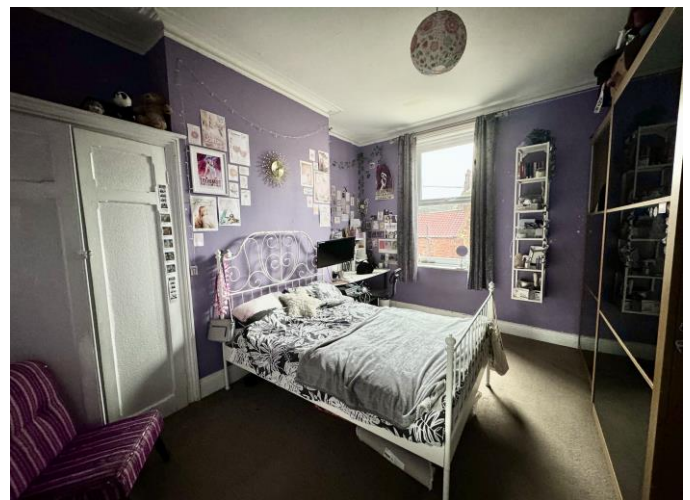
#### TENURE

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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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**

