



Laburnum Avenue

Whitley Bay

We can't wait to show you around this outstanding, Victorian, period terrace property, beautifully updated and presented throughout. With ample light, space, elegance and charm throughout, you can also appreciate the many original features it still showcases. This wonderful home is located in the heart of our vibrant and award, winning Whitley Bay town, within walking distance to the Metro, shops, beach, sought after schools, just perfect for outdoor or town living! With gorgeous kerb appeal into the enclosed front town garden with Victorian style, tiled path, you are welcomed into a stunning vestibule and hallway with original plasterwork, staircase and doors. Lounge with bay window and fitted shutters, beautiful fireplace and living flame fire, open through to the dining room with French doors and shutter blinds, recessed hearth. Delightful, solid wood dining kitchen with Range cooker, Belfast sink and access out to the private town patio. Fabulous, split level, first floor landing area, leading to four bedrooms, the principle, bedroom with period fireplace. Luxurious family bathroom with roll top bath and separate shower cubicle. Sunny, West facing town garden, an absolute haven of sunshine and space, with ample storage and gated access for off street parking.

£398,000

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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Entrance Door to:

ENTRANCE VESTIBULE: tiled floor, dado rail, cornice to ceiling, half glazed door through to:

ENTRANCE HALLWAY: an impressive and spacious hallway with beautiful, original turned staircase up to the first floor with runner carpet, feature arch and plasterwork with corbels, cornice, radiator, wood floors, under-stair cupboard, door to:



LOUNGE: (front): 16'8 x 13'9, (5.08m x 4.19m), with measurements into alcoves and feature double glazed bay window with shutter blinds, feature plasterwork, ceiling rose and picture rail, attractive fireplace with gas coal effect fire, tiled hearth, open through to:

DINING ROOM: (rear): 13'8 x 11'4, (4.17m x 3.45m), with measurements into alcoves, radiator, attractive feature fireplace, recess, tiled hearth, wood floor, cornice and ceiling rose, double glazed French doors with fitted shutters out to patio garden, radiator



DINING KITCHEN: (rear): 19'9 x 8'9, (6.02m x 2.67m), a gorgeous rustic style family kitchen, incorporating a range of base units, worktops, Belfast sink with mixer taps, Range Cooker, plumbing for automatic washing machine, tiled floor, two double glazed windows, tiled splashbacks, plumbing for dishwasher, door out to patio garden

HALF LANDING AREA: staircase up to the first -floor landing, door to:

BEDROOM FOUR: (side): 11'4 x 5'7, (3.45m x 1.70m), maximum measurements, fitted shutters to double glazed window, radiator



BATHROOM: luxurious, Victorian style family bathroom with roll top bath, mixer taps and shower off, separate shower with chrome shower and forest waterfall spray, pedestal washbasin, low level w.c., tiled floor, brick effect tiling to walls, two double glazed windows, four pillar radiator, fitted shelving and storage, spotlights to ceiling

FIRST FLOOR LANDING AREA: loft access with pull down ladders, we understand that the loft is mostly floored for storage purposes, dado rail, door to:

BEDROOM ONE: (front): 11'4 x 14'5, (3.45m x 4.39m), into alcoves, two double glazed windows with fitted shutter blinds, cornice to ceiling, original cast iron fireplace, tiled inset and hearth, radiator

BEDROOM TWO: (rear): 12'5 x 10'8, (3.73m x 3.25m), radiator, double glazed window

BEDROOM THREE: (front): 9'5 x 6'3, (2.87m x 1.91m), radiator, double glazed window, stairs up to Mezzanine area with measurements of 6'3 x 3'4

EXTERNALLY: delightful Westerly rear patio garden with gates for secured parking, ample storage, outside tap, paving. To the front of the property is a Victorian style forecourt garden, walled and gated, with tiled path and feature gravelling

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Permit x2 and rear yard

MINING

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

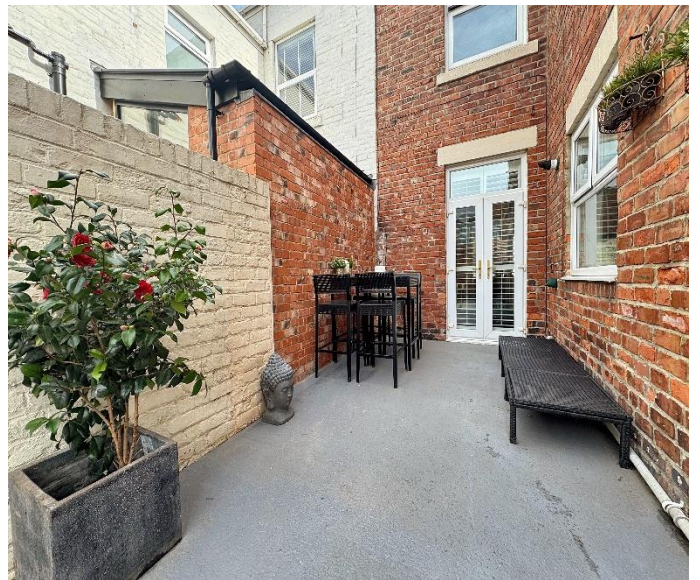
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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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