



Whittingham Road Tynemouth

If you're wanting your next home to be within walking distance to our wonderful Tynemouth Long Sands just in time for summer, then look no further! This fabulous corner semi boasts a fabulous garden, enjoying a delightful sunny aspect and spacious, recently re-laid driveway for off street parking. Promising your family superb opportunities to enjoy outdoor living, close to popular local schools and high school, local restaurants, shops and bus routes the location couldn't be better! This family home oozes natural light, space and style, with a welcoming, spacious hallway, lounge with feature bay window, recessed hearth and multi-fuel burning stove, perfect for cosy evenings! The lounge opens through to the dining room with French doors out to the garden area, stylish family kitchen with integrated appliances, landing area, three excellent sized bedrooms two with fitted storage. Stunning, re-fitted bathroom with forest waterfall spray. Beautiful garden to the side and rear with decked patios, lawn and borders, gated access to the generous, double width block paved front driveway. The property also benefits from owned solar panels with excellent energy savings.

£325,000

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DOUBLE GLAZED ENTRANCE DOOR TO:

ENTRANCE HALLWAY: Impressive light and airy hallway, wood effect flooring, cloaks cupboard, double glazed window, radiator



LOUNGE/DINING ROOM: (front): 13'6 x 11'1, (4.12m x 3.64m), into alcoves and feature double glazed bay window, the dining room with measurements of, 9'8 x 7'11, (2.95m x 2.41m), recessed hearth with multi-fuel burning stove, slate hearth, two radiators, wood effect flooring, double glazed French doors out to the garden area



FAMILY KITCHEN: (rear): 11'0 x 10'0, (3.35m x 3.05m), a stylish range of white base, wall and drawer units, roll edge worktops, integrated electric oven, hob, cooker hood, single drainer sink unit with mixer taps, integrated dishwasher, plumbing for automatic washing machine, vertical radiator, spotlights to ceiling, two double glazed windows



FIRST FLOOR LANDING AREA: double glazed window, loft access with pull down ladders, we understand that the loft is part boarded for storage purposes

BEDROOM ONE: (front): 13'7 x 10'8, (4.15m x 3.25m), double glazed window, radiator, storage cupboard

BEDROOM TWO: (rear): 11'0 x 10'4, (3.35m x 3.15m), laminate flooring, radiator, double glazed window, storage cupboard

BEDROOM THREE: (front): 9'4 x 7'6, (2.84m x 2.29m), radiator, double glazed window

BATHROOM: 8'3 x 7'6, (2.52m x 2.29m), luxurious re-fitted bathroom, showcasing, "L" shaped bath with chrome shower and forest waterfall spray, floating, half pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled floor, fully tiled shower area and part tiled walls, Victorian style chrome and white radiator, two double glazed windows, spotlights to ceiling

EXTERNALLY: Beautiful rear and side gardens with delightful sunny aspect. With decking, lawn and borders, side gate providing access to the recently re-laid, block paved driveway

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

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: B

WB3019.AI.DD.28/3/25.V.1





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	91 B
69-80	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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