



Shaftesbury Avenue Whitley Bay

A fabulous, extended family semi-detached home located on this highly sought after street in North Whitley Bay. Within the catchment for Valley Gardens Middle and Whitley Bay High Schools. Also, within walking distance of the town centre, beach, bus routes and Metro. Beautifully presented throughout and enjoying superb sized rooms and wonderful natural light throughout. You are welcomed into the spacious entrance porch and impressive hallway, the lounge has a feature bay window and stunning wood burning stove, gorgeous, open family dining kitchen with a stylish range of units and integrated appliances, extended family room which opens out to the garden area and through to a separate utility, downstairs cloaks/wc. and to the garage. The split- level landing provides four excellent sized bedrooms, the principle, bedroom with dressing area and ample hanging and storage space. Luxurious, re-fitted en-suite shower room and splendid family bathroom with separate shower cubicle. The rear garden boasts an enclosed space with sunny North-Westerly aspect, there is artificial lawn, borders, paving and pergola, to the front is a large, block paved driveway that could accommodate multiple vehicles and an attached garage. Just gorgeous!!

£580,000

ROOK
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Double Glazed Entrance Door to:

ENTRANCE PORCH: 8'4 x 4'8, (2.54m x 1.42), laminate flooring, three double glazed leaded windows, door to:

ENTRANCE HALLWAY: impressive, light and airy hallway with turned staircase up to the first floor, radiator, under-stair recess, radiator, door to:



LOUNGE: (front): 19'3 x 13'0, (5.87m x 3.96m), with measurements into feature double glazed bay window and alcoves, fabulous wood burning stove with exposed brick recess, plinth, radiator

DINING KITCHEN: 21'1 x 10'2, (6.45m x 3.10m), a gorgeous family dining kitchen which flows beautifully through to family room, the kitchen is fitted with a stylish range of base, wall and drawer units, contrasting worktops, breakfast bar, integrated electric double oven, five burner gas hob, cooker hood, plumbing for dishwasher, wine rack, space for American fridge freezer, two double glazed windows, radiator, through to:

FAMILY ROOM: 17'1 x 10'4, (5.21m x 3.15m), lovely family room offering excellent space, double glazed French doors opening out to the garden area, radiator, door to:



UTILITY ROOM: 6'7 x 5'0, (2.0m x 1.52m), large double cupboard, roll edge worktops, plumbed for automatic washing machine, space for dryer, laminate flooring, door to garage, door to:

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c., tiled splashbacks, laminate flooring, chrome ladder radiator

GARAGE: 10'0 x 7'1, (3.05m x 2.16m), roller door, light and sockets

FIRST FLOOR LANDING AREA: split level landing area, door to:

BEDROOM ONE: (front): 21'0 x 10'5, (maximum measurements), a fabulous front facing room with excellent natural light, the room incorporates a wonderful dressing area with ample storage and wardrobes, together with an additional walk-in storage cupboard, radiator, double glazed window, door to:



EN-SUITE SHOWER ROOM: luxurious, re-fitted en-suite, comprising of, shower cubicle with chrome shower and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, spotlights to ceiling, combination boiler, tiled walls, towel radiator, double glazed window

BEDROOM TWO: (front): 17'2 x 11'7, (5.23m x 3.52m), into double glazed bay window, fitted wardrobes providing ample hanging and storage space, radiator

BEDROOM THREE: (rear): 12'4 x 12'0, (3.76m x 3.66m), radiator, loft access with pull down ladders, we understand that the loft is fully boarded for storage purposes

BEDROOM FOUR: (front): 8'8 x 8'1, (2.84m x 2.46m), radiator, double glazed window

BATHROOM: 8'9 x 8'6, (2.86m x 2.59m), a gorgeous contemporary family bathroom with walk-in shower cubicle, chrome shower and additional forest waterfall spray, bath with hot and cold mixer taps, vanity sink unit with mixer taps, low level w.c., ladder radiator, fully tiled walls, modern flooring, spotlights to ceiling, double glazed window

EXTERNALLY: a substantially improved rear garden with delightful North-Westerly aspect. With artificial lawn, patio area, pergola and borders, to the front there is a large, block paved driveway with parking for multiple vehicles, lawn and borders, garage

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Meter
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Fibre to Premises
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway/Garage

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: D

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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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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