



## Bewick Park

### Wallsend

A beautiful, extended family semi, delightfully positioned within a cul-de-sac on this highly sought after modern development. With excellent local schools, shops, bus routes and major transport links on your doorstep, the location is excellent for so many reasons! This gorgeous home has been extended to the rear, showcasing a stunning, open family dining kitchen with doors out to the garden, impressive entrance porch, part converted garage providing excellent games/storage area, lounge, separate dining room, inner hallway, downstairs cloaks/w.c. To the first floor there is a spacious landing with storage and three double bedrooms, the principle, bedroom with fitted wardrobes and stylish fitted wardrobes, providing ample hanging and storage space, luxurious en suite, contemporary, re-fitted family bathroom with shower. Private and enclosed rear garden with paving, lawn and gated side access through to the front double width driveway.

The property also benefits from leased solar panels

# £235,000

ROOK  
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Double Glazed Entrance Door to:

**ENTRANCE PORCH:** 13'3 x 5'2, (4.04m x 1.57m), spacious, light and airy porch, spotlights to ceiling, two large, double glazed picture windows, tile effect flooring, double glazed window, door to part converted garage providing excellent storage, door to:



**LOUNGE:** (front): 12'5 x 12'4, (3.78m x 3.76m), a well-presented front lounge with laminate flooring, double glazed window, radiator, wood effect flooring, through to:

**DINING ROOM:** (rear): 11'7 x 7'4, (3.53m x 2.24m), laminate flooring, radiator, French door through to open dining kitchen, door to:

**INNER HALLWAY:** turned staircase up to the first floor, radiator and radiator cover, door to:

**DOWNSTAIRS CLOAKS/WC.:** low level w.c. with push button cistern, vanity sink unit with mixer taps, tiled floor



**DINING KITCHEN:** 15'5 x 19'9 x 10'0, (4.70m x 6.02m x 3.05m), a stunning, re-designed, extended and re-fitted family dining kitchen, incorporating a range of stylish base, wall and drawer units, solid wood worktops, breakfast bar, integrated electric oven, microwave, gas hob, cooker hood, plumbed for automatic washing machine, brick effect tiling, double glazed window, two Velux windows, spotlights to ceiling, double glazed patio doors to the garden, contemporary flooring

**FIRST FLOOR LANDING AREA:** loft access, double storage cupboard, door to:

**BEDROOM ONE:** (front): 12'4 x 9'1, (3.76m x 2.77m), excluding depth of fitted wardrobes providing ample hanging and storage space, radiator, double glazed window, door to:

**EN-SUITE SHOWER ROOM:** fabulous en-suite shower room, showcasing, shower cubicle with electric shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, fully tiled walls, tiled floor, double glazed window



**BEDROOM TWO:** (rear): 13'0 x 8'4, (3.96m x 2.54m), radiator, double glazed window

**BEDROOM THREE:** (rear): 12'3 x 7'8, (3.73m x 2.35m), radiator, double glazed window

**FAMILY BATHROOM:** 6'9 x 6'2, (2.06m x 1.91m), a gorgeous, re-fitted bathroom, comprising of, bath with mixer taps, electric shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, chrome ladder radiator, tiled floor, fully tiled walls, double glazed window

**EXTERNALLY:** private and enclosed rear garden with paved patio, lawn, side path and gate through to the double width driveway

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Solar Panels: Leased

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### **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:** C

**EPC RATING:** C

WB3054.AI.DB.29.04.2025 V.2







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 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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