



# Swinbourne Gardens, Whitley Bay, NE26 3AZ

## £495,000

Such a lovely, larger style family semi-detached home, located in the highly sought after North End of Whitley Bay. Within the catchment area for Valley Gardens Middle and Whitley Bay High Schools, close to the town centre, beach, Metro and most local amenities, this location really is fantastic! Loved by the current family for many years this family home won't be waiting for a new family for long! Impressive entrance hallway, lounge with feature bay window and stunning, original period fireplace. Separate dining room with French doors opening out to the garden area. Stylish and contemporary kitchen with integrated appliances, Spacious landing area, three excellent sized bedrooms, gorgeous family bathroom with separate shower cubicle. Delightful, enclosed garden with patio, lawn, well stocked, and decked patio, shed, access through to the generous garage from both the front and back garden, driveway. Freehold, EPC: C, Council Tax Band: C. Gas, Electric, Water, Heating, Drainage: Mains Connected. Broadband: Cable. Mobile Phone Blackspot: No

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For any more information regarding the property please contact us today

**Entrance Door to:**

**ENTRANCE HALLWAY:** radiator and radiator cover, original, turned staircase up to the first floor, feature arch with corbels, laminate flooring, door to:

**DOWNSTAIRS CLOAKS/W.C.:** hand washbasin, low level w.c. with push button cistern, tiled splashbacks, tile effect flooring, double glazed window

**LOUNGE:** (front): 16'6 x 13'0, (5.03m x 3.96m), with measurements into alcoves and double-glazed feature bay window with stained leaded light tops, beautiful, original period fireplace with tiled inset, granite hearth, fender, electric fire, cornice to ceiling, picture rail, radiator

**DINING ROOM:** (rear): 12'6 x 11'4, (3.81m x 3.45m), into alcoves, French oak flooring, double glazed patio doors opening out to the garden area, cornice to ceiling, ceiling rose, mantel, radiator

**KITCHEN:** (rear): 13'9 x 8'2, (4.19m x 2.48m), a stylish and contemporary fitted kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, pantry cupboard, combination boiler, double glazed window, double glazed door out to the side path, radiator, tile effect flooring

**FIRST FLOOR LANDING AREA:** double glazed, stained leaded light window, storage cupboard with shelving, cornice to ceiling, loft access with pull down ladders, we understand that the loft is fully boarded for storage purposes and has a light, door to:

**BEDROOM ONE:** (front): 13'2 x 11'3, (4.01m x 3.43m), into alcoves, radiator, double glazed window

**BEDROOM TWO:** (rear): 12'8 x 11'3, (3.86m x 3.43m), radiator, double glazed window

**BEDROOM THREE:** (front): 9'5 x 8'5, (2.87m x 2.57m), radiator, double glazed window

**FAMILY BATHROOM:** 8'4 x 8'3, (2.54m x 2.52m), a gorgeous, re-fitted family bathroom, showcasing, corner bath, separate shower cubicle with chrome shower and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, tile effect flooring, vertical radiator, tiled splashbacks, panelling to the shower area, spotlights and panelling to the ceiling, extractor fan, two double glazed windows, tile effect flooring

**EXTERNALLY:** fabulous, enclosed rear garden with patio, lawn, decked patio, shed and borders. To the front there is a block paved driveway and garage

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage/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.

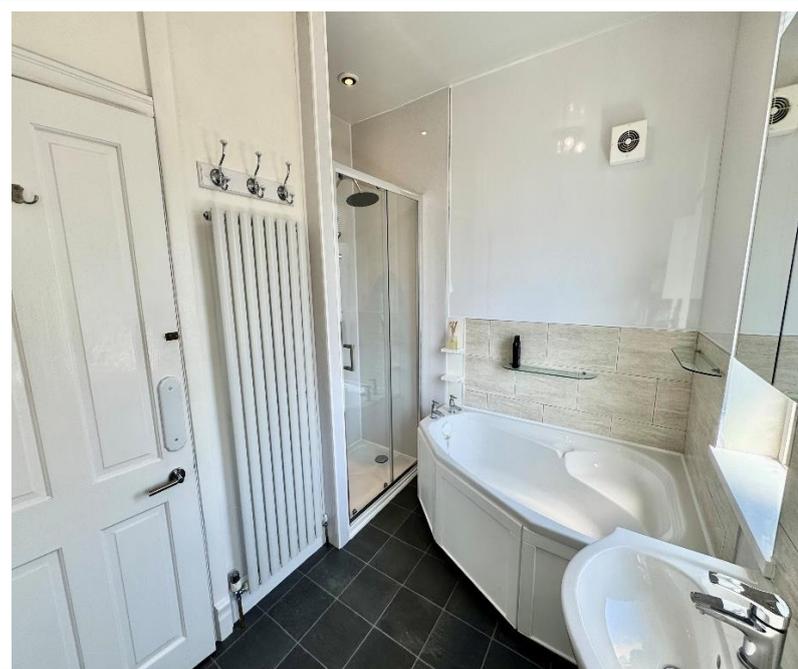
## TENURE

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**

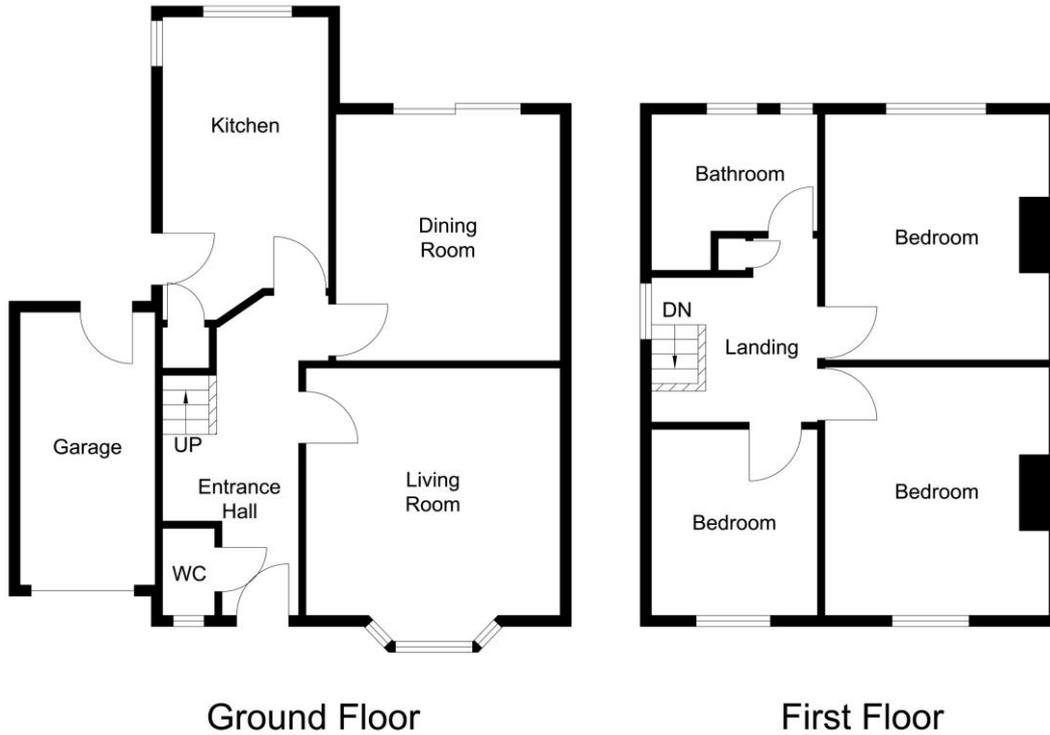
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## 27 Swinbourne Gardens

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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



**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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