



Kingsley Avenue, Whitley Bay, NE25 8RX

£240,000

A superb sized family semi, located just a short walk from Monkseaton Metro, Village, sought after local schools, shops and amenities. Available with no onward chain and showcasing fabulous room sizes! The garden is stunning if you are looking for outdoor space for your family, pets or if you just love gardening! Entrance lobby, impressive hallway, light and airy lounge and dining room, the lounge with feature fireplace and gas, coal effect fire. Stylish and contemporary breakfasting kitchen with French doors out to the garden. To the half landing is a cloaks/w.c., spacious first floor landing with storage and three double bedrooms, the principal bedroom with attractive fitted wardrobes and dressing table. Modern bathroom with shower. Front driveway and large rear garden with patio, lawn and borders.

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For any more information regarding the property please contact us today

Composite Entrance Door to:

ENTRANCE LOBBY: large storage cupboard, tiled floor, door to:

ENTRANCE HALLWAY: feature turned staircase up to the first floor, radiator, tiled floor, door to kitchen, door to:

DINING ROOM: (front): 12'9 x 9'8, (3.89m x 2.95m), radiator, double glazed window, cornice to ceiling, through to:

LOUNGE: (front): 13'6 x 11'5, (4.12m x 3.48m), plus depth of alcoves, attractive feature fireplace, gas, coal effect fire, two double glazed windows, radiator, cornice to ceiling

BREAKFASTING KITCHEN: (rear): 15'4 x 10'0, (4.67m x 3.05m), a stylish and contemporary family breakfasting kitchen, incorporating a range of base, wall and drawer units, coordinating, worktops, single drainer sink unit with mixer taps, electric cooker point, double glazed window, double glazed French doors out to the garden, large storage recess, radiator

HALF LANDING AREA: double glazed window, door to:

CLOAKS/W.C.: low level w.c., with push button cistern, double glazed window

FIRST FLOOR LANDING AREA: storage cupboard housing combination boiler, loft access, door to:

FAMILY BATHROOM: modern suite comprising of, bath with mixer taps, chrome shower, pedestal washbasin, mostly tiled walls, laminate flooring, radiator, double glazed window

BEDROOM ONE: (rear): 14'9 x 11'8, (4.50m x 3.56m), including depth of fitted wardrobes and coordinating dressing table, two double glazed windows, radiator, laminate flooring

BEDROOM TWO: (front): 12'7 x 9'9, (3.84m x 2.97m), radiator, double glazed window, laminate flooring

BEDROOM THREE: (rear): 10'1 x 9'9, (3.07m x 2.97m), radiator, double glazed window, laminate flooring

EXTERNALLY: this lovely home benefits from an extensive rear garden with patio, lawn, borders and mature shrubs and hedging. Gated access to the front garden with lawn and driveway

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: TBC

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: A

EPC RATING: C

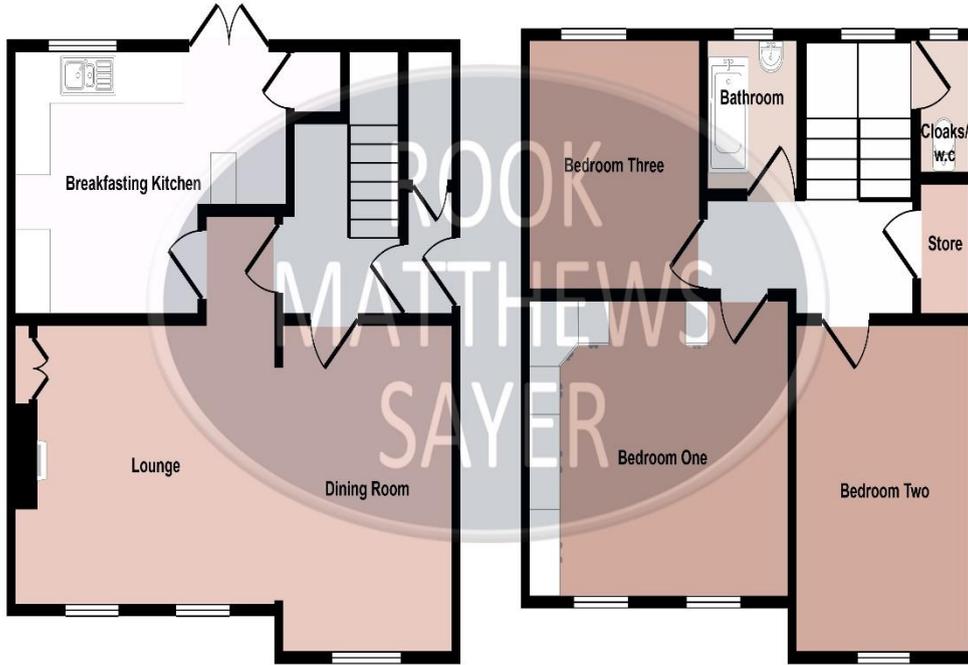
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Ground Floor 42 Kingsley Avenue V.1

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 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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