



Park Avenue | Whitley Bay | NE26 1DL

£465,000

An outstanding, period, Victorian terrace, circa 1894, showcased over three glorious floors! Oozing style, charm, light and character this gorgeous home also provides superb space and flexibility for the family. Within walking distance to our fabulous beach, promenade and town centre, convenient for the Metro, shops, excellent local schools and so much more! Stunning entrance vestibule and hallway, lounge with feature bay window, wonderful feature fireplace and open fire, perfect for cosy evenings! Separate dining room with French doors out to the town garden, 21'8 dining kitchen incorporating a stylish and contemporary range of units, solid wood worktops, Range cooker, dishwasher and roof lantern, allowing maximum light into the room. Impressive landing, luxurious, Victorian style family bathroom with separate shower cubicle and roll top bath. Three generous bedrooms to the first floor and a show stopping principle bedroom to the second floor with French doors to Juliette balcony and fantastic en-suite shower room. Large, private town garden with composite decking, artificial lawn and large shed, front town garden with seating area. Just stunning!

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For any more information regarding the property please contact us today

Entrance Door to:

ENTRANCE VESTIBULE: Victorian style, tiled floor, cornice to ceiling, original glazed door with leaded light insert and side panels through to:

ENTRANCE HALLWAY: an impressive hallway with original turned staircase up to the first floor, picture rail, cornice to ceiling, under-stair cupboard, radiator, door to:

LOUNGE: (front): 18'3 x 13'7, (5.56m x 4.15m), with measurements into alcoves and feature double glazed bay window with fitted shutter blinds, stunning feature fireplace with cast iron open fire, tiled inset and hearth, fitted storage and shelving to alcove, picture rail, cornice to ceiling, ceiling rose, radiator

DINING ROOM: (rear): 16'6 x 12'11, (5.03m x 3.94m), into alcoves, fitted storage and shelving to alcove, wood flooring, feature recess, double glazed French doors out to the garden area, radiator, picture rail, cornice to ceiling, ceiling rose

DINING KITCHEN: (rear): 21'8 x 9'3, (6.60m x 2.82m), a fabulous, family dining kitchen incorporating a range of stylish base, wall and drawer units, solid wood worktops, gas range, cooker hood, integrated dishwasher, roof lantern, one and a half bowl sink unit with mixer taps, spotlights to ceiling, wood effect flooring, brick effect tiling, double glazed window, double glazed French door out to the garden, radiator

HALF LANDING AREA: turned staircase up to the first-floor landing area, door to:

FAMILY BATHROOM: (rear): 9'10 x 8'8, (2.99m x 2.64m), luxurious family bathroom, showcasing, freestanding, roll top bath with mixer taps and shower spray, vanity sink unit with on-bench sink with mixer taps, shower cubicle with shower and additional forest waterfall spray, low level w.c., feature half panelling to walls, two double glazed windows, laminate flooring, vertical ladder radiator, spotlights to ceiling

FIRST FLOOR LANDING AREA: dado rail, under-stair cupboard, staircase up to the second floor, door to:

BEDROOM TWO: (front): 16'1 x 11'2, (4.90m x 3.40m), into alcoves, radiator, two double glazed windows with fitted shutter blinds, storage cupboard, cornice to ceiling

BEDROOM THREE: (rear): 13'6 x 11'6, (4.12m x 3.51m), into alcoves, radiator, two double glazed windows, cornice to ceiling

BEDROOM FOUR: (front): 11'2 x 6'6, (3.40m x 1.98m), double glazed window with fitted shutter blind, radiator, feature panelling

SECOND FLOOR LANDING: door to:

BEDROOM ONE: (dual aspect): 24'0 x 13'5, with measurements into rear double-glazed French doors to the dormer, Juliette balcony, two Velux windows, radiator, storage into eaves, spotlights to ceiling, large walk-in wardrobes, loft access, door to:

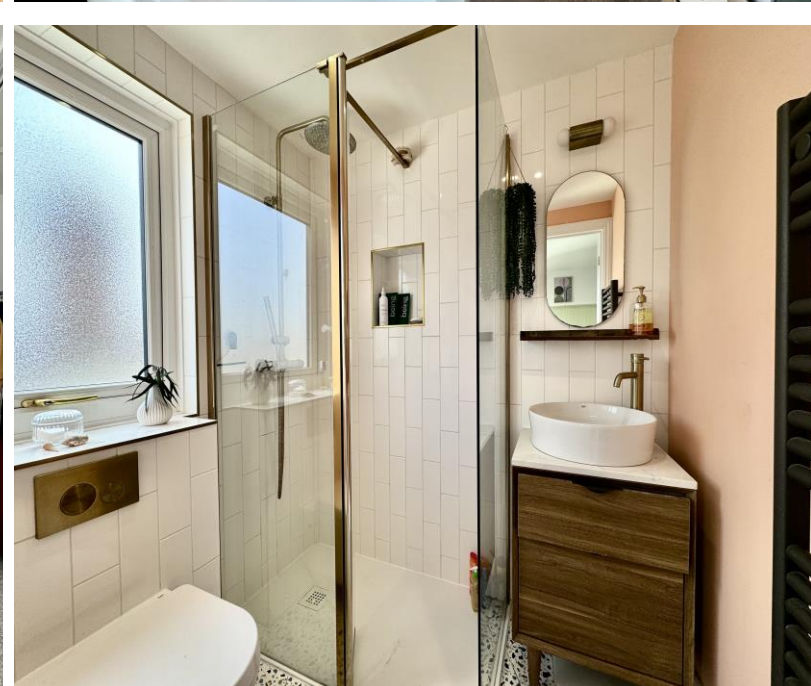
EN-SUITE SHOWER ROOM: gorgeous en-suite comprising of, shower cubicle with brass shower and additional forest waterfall spray, vanity sink unit with on-bench sink, brass mixer taps, low level w.c. with recessed flush, modern tiling, double glazed window, modern flooring, ladder radiator

EXTERNALLY: beautiful, enclosed front garden with privacy hedging, borders and sitting area. To the rear of the property is an enclosed town garden with composite decking, raised borders, steps down to artificial lawn, large shed with power and lighting, gated access to the lane

T: 0191 2463666

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Permit parking, one free permit, additional permit available at a charge of £25 per annum

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: D

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Denotes head height below 1.5m

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 65 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.