



Deneholm | Whitley Bay | NE25 9AU

£475,000

A fabulous, extended family semi-detached home, absolutely immaculate and beautifully presented throughout! Oozing style, space, flexibility and the most glorious aspect to the rear garden, enjoying a South-Westerly position. Within catchment for Ofsted "outstanding" middle and high schools, approximately a fifteen-minute walk from our wonderful coastline and town centre, restaurants and gorgeous walks. With an outstanding, open family dining kitchen, exposed brick chimney breast and recess, gorgeous, high gloss, two colour kitchen with breakfast bar and integrated appliances, stunning family room with doors opening out to the garden and roof lanterns, allowing maximum light into the room, utility room, downstairs cloaks/w.c., garage with ample storage space. The front lounge is stylish and showcases a feature bay window, magnificent fireplace with gas, living flame fire and wood floor. Four excellent sized bedrooms, one with shower cubicle. Luxurious family bathroom with separate shower cubicle. Delightful garden with sunny aspect, patio, lawn and well stocked borders, shed. Front driveway and garden, garage. No onward chain!

ROOK
MATTHEWS
SAYER



4



3



3



Double Glazed Entrance Door to:

ENTRANCE PORCH: tiled floor, door with leaded light insert through to:

ENTRANCE HALLWAY: wood flooring, radiator, under-stair cupboard, staircase up to the first floor, open through to dining kitchen, additional double glazed window, door to:

LOUNGE: (front): 15'8 x 13'2, (4.78m x 4.01m), with measurements into alcoves and double glazed bay window, stunning feature fireplace with cast iron, gas living flame fire, tiled inset, hearth, wood floor, two radiators

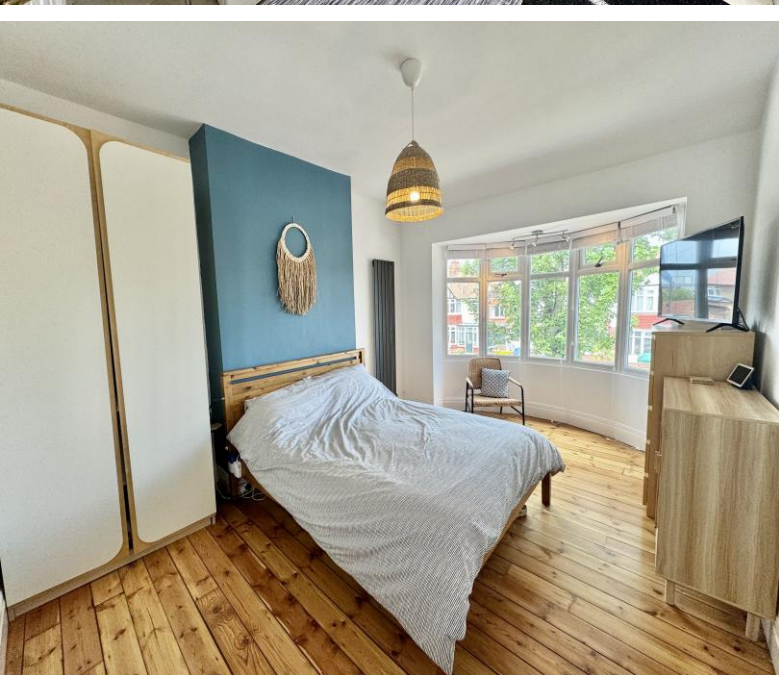
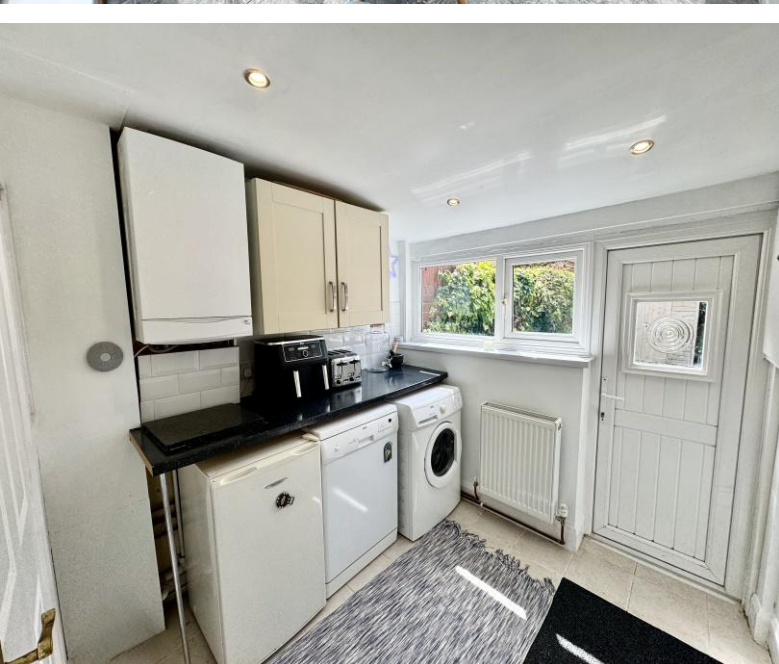
DINING KITCHEN: (rear): 20'1 x 15'6, (6.25m x 4.72m), an outstanding family dining kitchen, beautifully opened and re-designed, showcasing, exposed brick chimney breast and recess, tiled hearth, double glazed French doors through to the family room, cornice to ceiling, radiator, spotlights to ceiling, stylish and contemporary two colour range of base, wall and drawer units, contrasting worktops, integrated electric double oven, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, tiled floor to the kitchen area, wood floor in the dining area, feature panelling, under-stair pantry cupboard, door to utility, through to:

FAMILY ROOM: 19'5 x 10'6, (5.92m x 3.20m), stunning family room with double glazed French doors to the garden, two roof lanterns, spotlights to ceiling, two radiators, tiled floor

UTILITY ROOM: 7'7 x 7'2, (2.31m x 2.18m), fitted base and wall units, roll edge worktops, plumbed for automatic washing machine, tiled floor, radiator, double glazed window, double glazed door out to the garden, combination boiler, door to garage, door to:

DOWNSTAIRS CLOAKS/WC.: tiled floor, panelled ceiling, low level w.c.





FIRST FLOOR LANDING AREA: loft access with pull down ladders, we understand that the loft is fully floored for storage purposes, door to:

BEDROOM ONE: (front): 15'8 x 11'6, (4.78m x 3.51m), with measurements into alcoves and feature double glazed bay window, vertical radiator, wood flooring

BEDROOM TWO: (rear): 13'1 x 10'3, (3.99m x 3.12m), wood flooring, storage cupboard, radiator, double glazed window

BEDROOM THREE: (dual aspect), 16'4 x 7'4, (4.98m x 2.24m), two double glazed windows, two radiators, shower cubicle, chrome shower, vanity sink unit with mixer taps

BEDROOM FOUR: (front): 8'2 x 7'6, (2.48m x 2.29m), radiator, double glazed window, wood flooring

BATHROOM: 9'3 x 8'2, (2.82m x 2.48m), stunning and luxurious bathroom comprising of, bath with mixer taps, shower cubicle with chrome shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled floor, brick effect tiling, two double glazed windows, spotlights to ceiling, chrome towel radiator

EXTERNALLY: Beautiful South-Westerly garden with patio, lawn and shed, borders, outside tap. To the front there is a spacious, paved driveway, garden and garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

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: TBC

WB3148.AI.DB.10.06.2025.V.1



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**

"DoubleClick Insert Picture" EPC RATING

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.



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**