



Cresswell Close | Whitley Bay | NE25 9EA

£329,995

A stunning family home situated in this sought after cul-de-sac, close to popular local schools, bus routes, local shops and amenities and just a short drive from our beautiful coastline. From the moment you step into this charming three- bedroom semi-detached home, there is an immediate sense of warmth and welcome. The home opens with an attractive front porch, spacious hallway, gorgeous lounge with feature bay window that bathes the room in natural light, open plan lounge and dining area with feature electric fire, and door leading out to the rear garden. The contemporary kitchen is fitted with a range of wall and base units, providing ample storage, impressive sized utility room with doors to the rear garden as well as the garage. To the first floor, there are two double bedrooms, both featuring fitted wardrobes, the third bedroom has a charm of its own as uniquely the cupboard provides steps to the fully boarded loft. Stylish shower room with walk in shower, separate w.c. and hand wash basin. Externally a fabulous sized rear enclosed garden offering a combination of lawn and patio area, front garden, blocked paved driveway and garage.

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ENTRANCE HALLWAY: laminate flooring, radiator, turned staircase to the first floor, under stair cupboard, door to:

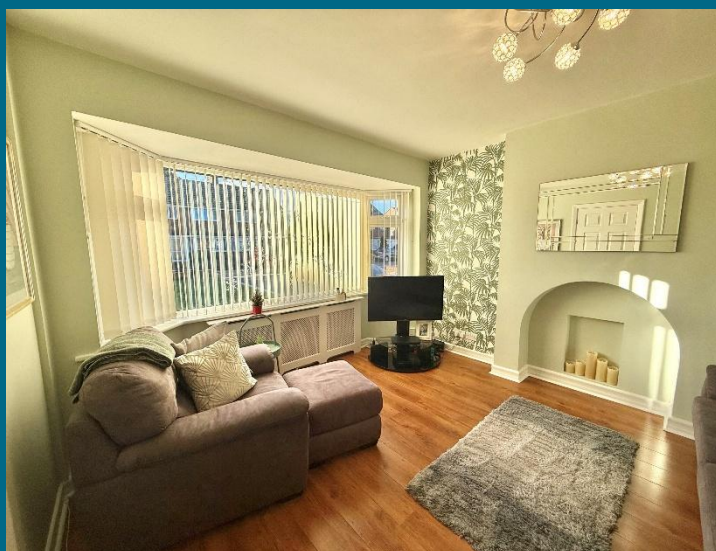
LOUNGE: (front): 13'6 x 11.8 (4.1m x 3.6m), with measurements into alcoves, doubled glazed feature bay window, laminate flooring, radiator

DINING/LIVING ROOM: (rear): 22'9 x 10.7 (6.9m x 3.3m), with measurements into alcoves, gorgeous feature electric fire, double glazed windows with door to the rear garden, laminate flooring, radiator

KITCHEN: (rear): 9'5 x 7'3 (5.9m x 2.2m), splendid kitchen incorporating a range of wall and base units, electric hob and oven, sink unit with mixer taps, spotlights to ceiling, double glazed window overlooking the rear garden, storage cupboard, chrome radiator, door to utility room

UTILITY ROOM: (rear): 17'4 x 6'8 (5.3m x 2.0m), fitted range of base units, storage cupboard, tiled flooring, door to the rear garden, door to the garage, door to the driveway

GARAGE: 21'7 x 9'7 (6.6m x 2.9m), up and over door, light and electricity



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FIRST FLOOR LANDING: double glazed window, radiator

BEDROOM ONE: (front): 10'8 x 12'9 (3.3m x 3.9m), fitted wardrobes, doubled glazed window, radiator

BEDROOM TWO: (rear): 8'9 x 11'5 (2.7m x 3.5m), fitted wardrobes, double glazed window, radiator

BEDROOM THREE: (front): 10'2 x 7'3 (3.1m x 2.2m), cupboard with stairs inside leading to the loft which we understand is fully boarded out, double glazed window, radiator

SHOWER ROOM: (rear), walk in shower with rainfall shower and separate shower head, vanity sink unit with mixer taps, spotlights to ceiling, tiled walls, double glazed window, radiator

SEPARATE W.C: low level w.c with push button cistern, tiled walls double glazed window

EXTERNALLY: gorgeous enclosed rear garden with lawn and patio. To the front there is a driveway, garage with electric door, lawned garden area

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: FTTP

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: D

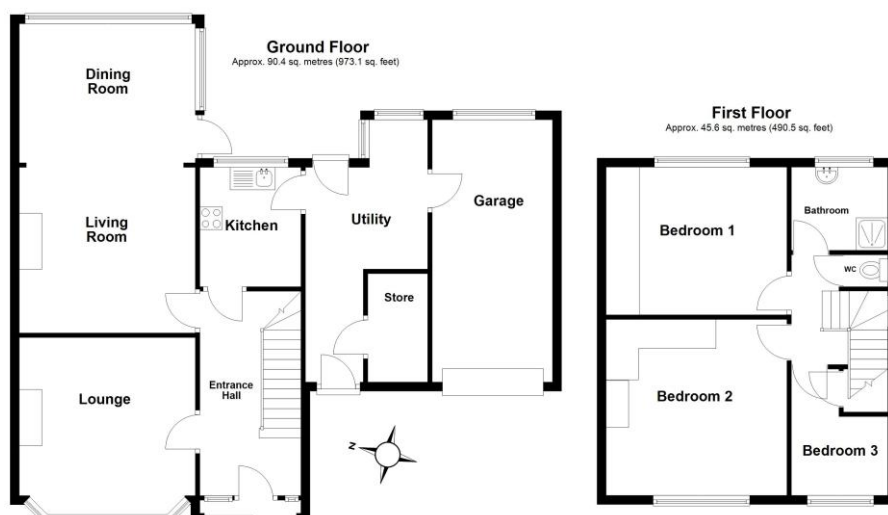
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Total area: approx. 136.0 sq. metres (1463.6 sq. feet)

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. The Plan is for illustrative purposes only. Version 1
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 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.