



Sandringham Drive West Monkseaton

A fabulous, sought after semi -detached property located on this sought after estate. Within the catchment area for popular local schools, close to the Metro, bus routes and amenities, it is also approximately a five-minute drive from our wonderful beach and coastline. The property is well presented throughout and boasts a third-floor extension. Entrance porch, hallway, lounge with feature bay window and gorgeous cast iron fireplace and living flame fire, open plan, stylish dining kitchen with integrated appliances, utility area with access to both the front and rear gardens. Landing area with staircase to the second floor, two double bedrooms on the first floor, both with fitted storage, fabulous, contemporary bathroom with shower and forest waterfall spray, to the second floor is a spacious second bedroom with fitted wardrobes, drawers and dressing table. Lovely, enclosed rear garden with decked patio, lawn, shed and pergola, front driveway with lawn area and electric vehicle charging point. Freehold. EPC: TBC, Council Tax Band: C. Gas, Electric, Water, Heating, Sewerage: Mains Connected. Broadband: Fibre, Mobile Phone Blackspot: No

£310,000

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Double Glazed Entrance Door to:

ENTRANCE PORCH: 8'9 x 4'2, (2.67m x 1.28m), double glazed windows, door to:

ENTRANCE HALLWAY: central staircase to the first floor, radiator, door to:

LOUNGE: (front): 14'7 x 13'4, (4.45m x 4.06m), beautiful lounge with measurements into alcoves and double-glazed bay window, gorgeous feature cast iron fireplace, gas coal effect fire, granite hearth, cornice to ceiling, dado rail, solid oak flooring, radiator

DINING ROOM: 14'6 x 10'0, (4.42m x 3.05m), radiator, large under-stair cupboard, oak flooring, coving to ceiling, open through to:

KITCHEN: (rear): 14'2 x 6'5, (4.32m x 1.96m), stunning, white kitchen incorporating a range of high gloss base, wall and drawer units, roll edge worktops, integrated electric oven, hob, cooker hood, one and a half bowl sink unit with mixer taps, tiled splashbacks, integrated dishwasher, double glazed window, solid oak flooring, door through to:

UTILITY ROOM: 16'6 x 8'4, (5.03m x 2.54), an excellent size utility or storage area, that was previously the garage, with single door to the front and a double-glazed door out to the rear garden, plumbing for automatic washing machine, combination boiler

FIRST FLOOR LANDING AREA: radiator, staircase up to the second-floor door to:

BEDROOM TWO: (front): 14'8 x 8'2, (4.47m x 2.48m), superb, designed and fitted wardrobes, with ample hanging and storage space, radiator, cornice to ceiling, double glazed window, some restricted headroom



BEDROOM THREE: (rear): 9'9 x 8'2, (2.97m x 2.48m), fitted wardrobes, additional double cupboard, radiator, double glazed window



BATHROOM: stunning, re-fitted family bathroom, comprising of bath with wall mounted mixer tap and controls, chrome shower with additional forest waterfall spray, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, panelled walls, panelled ceiling with spotlights, laminate flooring, double glazed window



SECOND FLOOR LANDING AREA: door to:

BEDROOM ONE: (front): 12'0 x 9'5, (3.66m x 2.87m), stylish fitted, mirrored wardrobes with co-ordinating drawers and dressing table, storage into eaves, double glazed window, radiator



EXTERNALLY: lovely, enclosed rear garden with paved patio, lawn, decked patio with recessed lighting, pergola and playhouse. To the front there is a driveway, lawned area and walled garden, Electric Vehicle charging point

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains/Gas

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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





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.

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