



Langdale | Whitley Bay | NE25 9BB

**£287,000**

A highly sought after family home within this gorgeous cul-de-sac just a short walk and within catchment for both Valley Gardens Middle and Whitley Bay High Schools. Fabulously convenient, with the Metro, Monkseaton Village, local shops, restaurants and bars, approximately a ten-fifteen minute walk from Whitley Bay town centre and beach. Spacious and oozing light you are welcomed into a spacious hallway, superb sized lounge/dining room, conservatory overlooking and opening out to the rear garden, stylish and contemporary re-fitted kitchen with integrated appliances. There are three generous bedrooms to the first floor and a modern bathroom with shower and forest waterfall spray. West facing, enclosed rear garden with patio and artificial lawn, front driveway and garage.

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For any more information regarding the property please contact us today

Entrance Door to:

**ENTRANCE HALLWAY:** an impressive and spacious hallway with turned staircase up to the first floor, cloaks cupboard, door to:

**GARAGE:** 16'5 x 8'4, (5.0m x 2.54m), combination boiler, up and over garage door

**LOUNGE:** (rear): 17'0 x 17'2, (5.18m x 5.23m), a fabulous, light and airy lounge/dining room with feature fireplace, electric fire, spotlights to ceiling, door to kitchen, radiator, door to:

**CONSERVATORY:** (rear): 11'6 x 9'9, (3.51m x 2.97m), tiled floor, double glazed French doors out to the garden

**KITCHEN:** (front): 9'3 x 8'3, (2.82m x 2.52m), a contemporary and stylish re-fitted kitchen, incorporating a range of high gloss base, wall and drawer units, contrasting worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, spotlights to ceiling, integrated fridge and freezer, double glazed bow window, wood effect flooring

**FIRST FLOOR LANDING AREA:** loft access, door to:

**BATHROOM:** stylish family bathroom comprising of, bath with mixer taps, shower and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, fully tiled walls, tiled floor, spotlights and panelling to ceiling, double glazed window, chrome radiator

**BEDROOM ONE:** (front): 11'7 x 9'9, (3.53m x 2.97m), fitted storage, laminate flooring, radiator, double glazed window

**BEDROOM TWO:** (rear): 14'1 x 10'4, (4.29m x 3.15m), radiator, double glazed window

**BEDROOM THREE:** (rear): 10'6 x 6'3, (3.20m x 1.91m), radiator, double glazed window

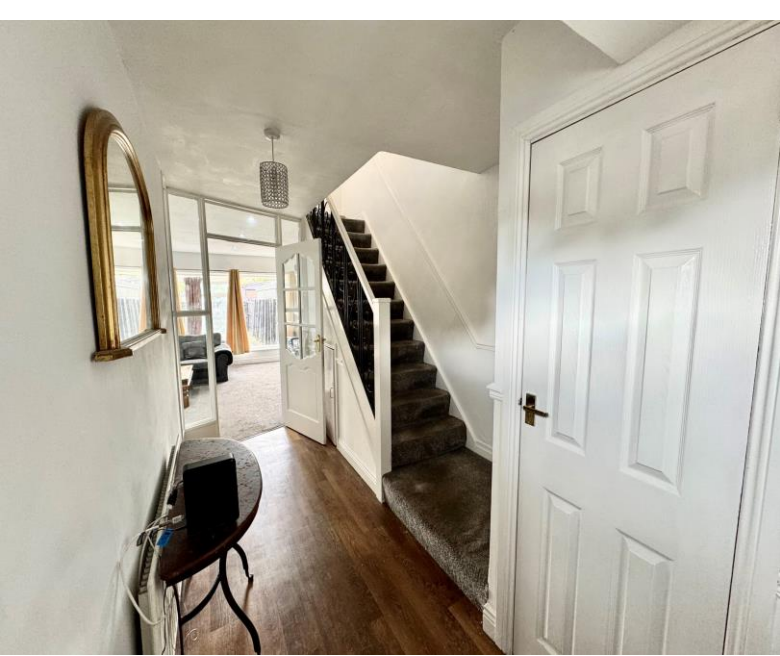
**EXTERNALLY:** gorgeous, West facing rear garden enjoying maximum sunshine, artificial lawn, paved patio, gated access to path around to the front of the property, driveway and garage

**T: 0191 2463666**

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway/Garage

## 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

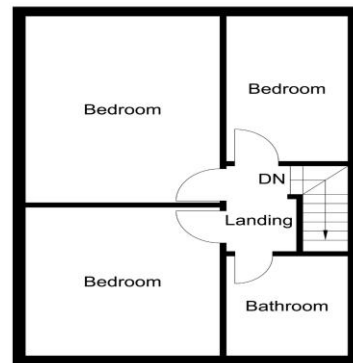
EPC RATING: D

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Ground Floor



First Floor

### 37 Langdale

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 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.

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