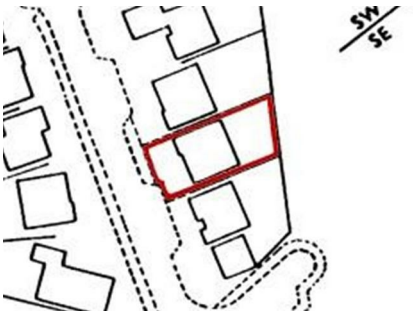
next2buy property retailers make the next step easy









35 Fairways

, Whitley Bay, NE25 9YG

• REDUCED BY £10,000 • FREEHOLD • FOUR BEDROOM DETACHED HOUSE • DOWNSTAIRS WC •

UTILITY ROOM • INTEGRAL GARAGE WITH DRIVEWAY • FOUR DOUBLE BEDROOMS •

• MASTER BEDROOM WITH EN-SUITE • WEST MONKSEATON METRO STATION 0.2 MILES •

• VALLEY GARDENS MIDDE SCHOOL 0.4 MILES • LANGLEY FIRST SCHOOL 0.5 MILES •

• COUNCIL TAX BAND E • ENERGY RATING D •

Offers Over £450,000

4 2 2 D

- Great Sized Family Home
- Master Bedroom with En-suite
- Garage with Driveway Parking
- Freehold
- Downstairs WC
- Council Tax Band E
- Some updating Required
- Utility Room
- Energy Rating D

Entrance

Hallway
Stairs to first floor, access to downstaors WC, lounge and kitchen, Radatior and dado rail.

Downstairs WC
12'7" x 2'8" (3.86 x 0.82)
Double glazed window, fully tiled walls, WC and had was basin

Lounge
16'10" x 10'10" (5.15 x 3.32)
Double gazed window, french doors opening into dining room, radiator, coving and feature fireplace.

Dining Room
10'7" x 9'1" (3.25 x 2.79)
Double glazed Patio Doors to rear garden, coving, radiator

Kitchen
15'5" max x 11'0" x 9'10" (4.70 max x 3.37 x 3.00)
Double glazed window, storage cupboard, fully tiled walls, fitted with range of wall and base units with complimentary work surfaces, sink , built in gas hob with oveerhread extractor hood and electric oven.

Utility Room
5'10" x 5'2" (1.78 x 1.59)
Double glazed door with access to rear garden, wall and floor unit with countertop, sink unit, plumbed for washing machine.

Stairs to first floor
Leading too

Landing
Access to bedrooms, bathroom, loft and storage cupboard.

Bedroom 1
15'1" max x 10'11" (4.61 max x 3.34)
Double glazed window, radiator, built in wardrobes access to en-suite

En-suite
6'11" into shower x 6'2" (2.13 into shower x 1.90)
Doubke glzed window, fully tiled walls, shower cubicle, WC and wash hand basin set in vanity unit.

Bedroom 2
12'5" x 9'1" (3.81 x 2.79)
Doubke glazed window, radiator, built in wardrobe.

Bedroom 3
9'2" x 9'1" (2.80 x 2.79)
Double glazed window, radiator.

Bedroom 4
10'9" into robe x 10'10" (3.28 into robe x 3.32)
Double glazed window, radiatior, sliding door wardrobe.

Bathroom
9'5" x 5'5" (2.88 x 1.66)
Double glazed window, radiator, fully tiled walls, bath with overhead shower, WC and wash hand basin.

Garage
16'0" x 8'9" (4.89 x 2.68)
Up and over garage door access also from kitchen.

External
To the front of the property there is driveway for off street parking and lawned garden and to the rear there is a mature garden.

Material Information
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home
O2- Good outdoor and in-home
Three- Good outdoor
Vodafone - Good outdoor and in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: low.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.

































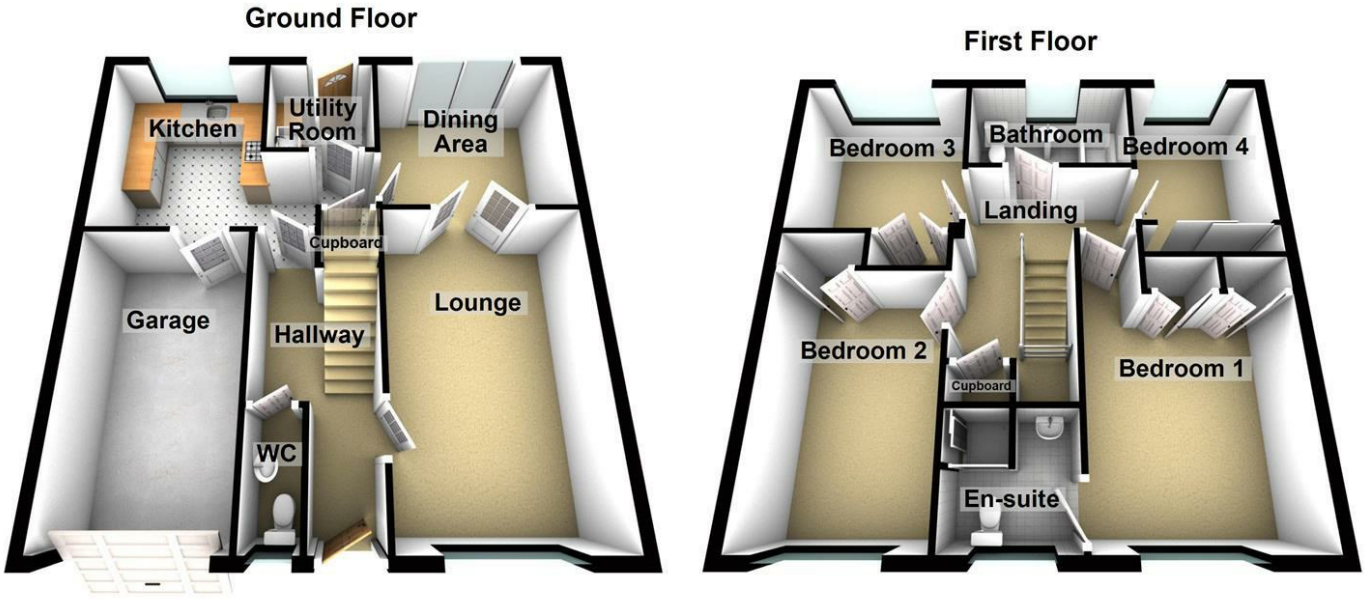




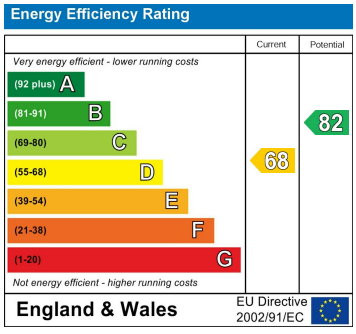




Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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