



Langdale | Whitley Bay | NE25 9BB

£295,000

Beautiful and highly sought after family home, located in this gorgeous cul-de-sac, within catchment for highly sought after local schools. Just a short walk to Monkseaton Village, Metro, shops and approximately a ten minute walk from our fabulous beach and promenade. Stylish and spacious throughout with an impressive hallway, downstairs cloaks/w.c., rear lounge with a wonderful multi-fuel burner, perfect for cosy days and evenings, French door out to the garden area. Stunning kitchen with integrated appliances, contemporary family bathroom with shower, three double bedrooms, fantastic garden office with under-floor heating and its own power supply, perfect for home working or entertaining. The garden showcases a delightful south-westerly aspect with decking and lawn. Front driveway and garage with plumbing for washing machine and electric roller door. Just gorgeous!

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Beautiful Family Home with South-Westerly Aspect to the Rear

Within Catchment for Local Schools of Excellence

Impressive Hallway, Downstairs Cloaks/w.c.

Lounge with Multi-Fuel Burning Stove

Stunning, Re-Fitted Kitchen with Integrated Appliances

Fantastic Garden Office, Decked and Lawned Garden

Driveway and Garage, Close to Metro and Village Centre

Contemporary Bathroom with Shower

Entrance Door to:

ENTRANCE HALLWAY: tiled area to floor, engineered wood flooring, staircase up to the first floor, radiator, spotlights to ceiling door to garage, door to:

DOWNSTAIRS CLOAKS/W.C.: vanity sink unit with mixer taps, low level w.c. with push button cistern, spotlights to ceiling, engineered wood flooring, tiled splashbacks

LOUNGE: (rear): 19'0 x 16'11, (5.79m x 5.16m), into alcoves, beautiful light and airy lounge area enjoying a delightful South-Westerly aspect overlooking the rear garden, stunning, multi-fuel stove fire with feature plinth and slate hearth, double glazed French door out to the garden area, double glazed windows, two radiators, engineered wood flooring, through to:

KITCHEN: (front): 9'0 x 8'0, (2.74m x 2.44m), gorgeous, light and airy kitchen with a stylish range of base, wall and drawer units, wood worktops, single drainer sink unit with mixer taps, integrated electric hob and oven, cooker hood, tiled splashbacks, engineered wood flooring, double glazed window

GARAGE: 16'0 x 8'0, (4.88m x 2.44m), excellent sized garage with electric roller shutter door, combination boiler, plumbing for automatic washing machine, storage

FIRST FLOOR LANDING AREA: loft access, door to:

FAMILY BATHROOM: 7'0 x 6'0, (2.13m x 1.83m), modern panelled bath, chrome shower, floating sink unit with mixer taps, low level w.c. with recessed flush, spotlights to ceiling, chrome ladder radiator, half tiled walls, mirrored wall, double glazed window, tile effect flooring

BEDROOM ONE: (rear): 13'0 x 10'0, (3.96m x 3.05m), radiator, double glazed window

BEDROOM TWO: (front): 11'0 x 9'11, (3.35m x 3.02m), radiator, double glazed window

BEDROOM THREE: (rear): 11'0 x 6'0, (3.35m x 1.83m), radiator, double glazed window

EXTERNALLY: A gorgeous, South-West facing rear garden with decking and lawned area

GARDEN OFFICE: 19'0 x 7'0, (5.79m x 2.13m), a superbly versatile garden office, which could double up as a den/play area or bar. Insulated with separate electric supply and under floor heating, wood flooring, perfect for those who require working space and don't want it infringing inside your home.

FRONT: Private driveway with block paving that could accommodate two vehicles in our opinion

T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

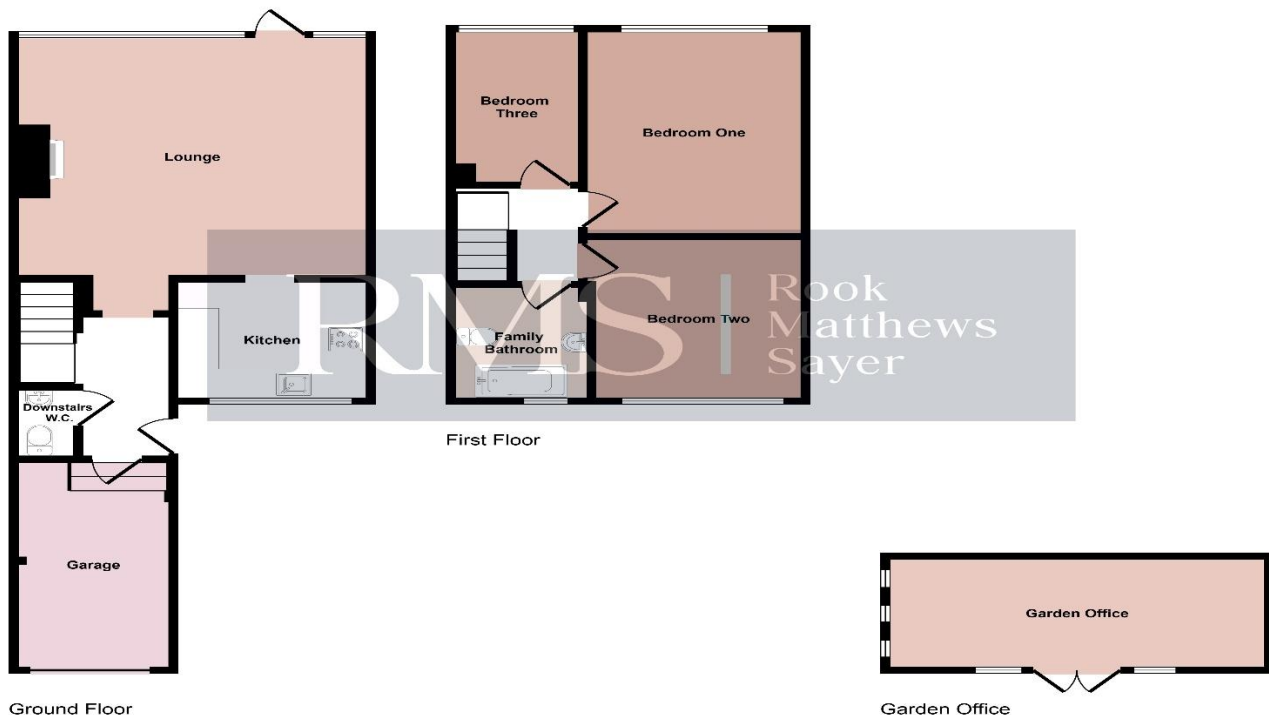
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- 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: TBC

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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For any more information regarding the property please contact us today