



Appletree Gardens | Whitley Bay | NE25 8XE

£200,000

Set on a generous plot within a well-established residential area, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to modernize and create a home tailored to their own tastes. Offering spacious accommodation, off-street parking, a conservatory and a generous rear garden, the property combines immediate practicality with outstanding scope to enhance and add value. The accommodation begins with an entrance porch leading into a welcoming hallway with stairs to the first floor. To the front of the property the spacious through living room provides excellent proportions and centers around a feature fireplace, with the conservatory accessed directly from the rear of the reception room, creating additional living space overlooking the garden. A separate dining room sits adjacent to the kitchen. While the kitchen is fitted with a range of units and provides direct access to the rear garden. The conservatory enjoys pleasant views across the garden and offers additional reception space, making it an ideal place to relax throughout the year. To the first floor there are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and built-in storage. A family bathroom completes the accommodation. Externally, the property enjoys a driveway providing off-street parking to the front, while to the rear is an enclosed garden offering an excellent level of privacy. Appletree Gardens remains a popular residential location, well placed for local shops, schools, public transport links and road connections, while the coastline, Whitley Bay town Centre and Northumberland Park are all within easy reach.

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Three-Bedroom Semi-Detached Home

Excellent Opportunity to Modernise

No Onward Chain

Spacious Living Room

Separate Dining Room

Conservatory Overlooking the Garden

Driveway Providing Off-Street Parking

Generous Private Rear Garden

For any more information regarding the property please contact us today

PORCH: Front entrance door, double glazed window, door to:

HALLWAY: Staircase leading to first floor, radiator, under stairs storage cupboard, door to:

LIVING ROOM: 15'4" x 10'3" (4.68m x 3.13m) opening to 8'2" x 10'1" (2.48m x 3.07m) Double glazed window, feature fireplace with decorative surround and inset gas fire, two radiators, decorative coving to ceiling, open plan through to additional sitting area, door to:

CONSERVATORY: 7'5" x 10'3" (2.27m x 3.12m) UPVC double glazed construction.

DINING ROOM: 13'4" x 8'5" (4.07m x 2.56m) Double glazed window, radiator, decorative coving to ceiling, door to:

KITCHEN: 7'9" x 15'5" (2.36m x 4.71m) Fitted wall and base units with work surfaces incorporating sink unit, integrated oven, four ring gas hob with cooker hood above, plumbing for washing machine, tiled splashbacks, double glazed window, wall mounted boiler, UPVC double glazed door providing access to the rear garden.

LANDING: Loft access hatch, built-in storage cupboard, doors leading to all first-floor accommodation.

BEDROOM ONE: 12'6" x 10'8" (3.80m x 3.26m) Double glazed window, radiator, recess wardrobe space with shelving and hanging space.

BEDROOM TWO: 12'6" x 8'3" (3.82m x 2.51m) Double glazed window, radiator, storage recess.

BEDROOM THREE: 9'5" x 7'7" (2.88m x 2.31m) Double glazed window, radiator.

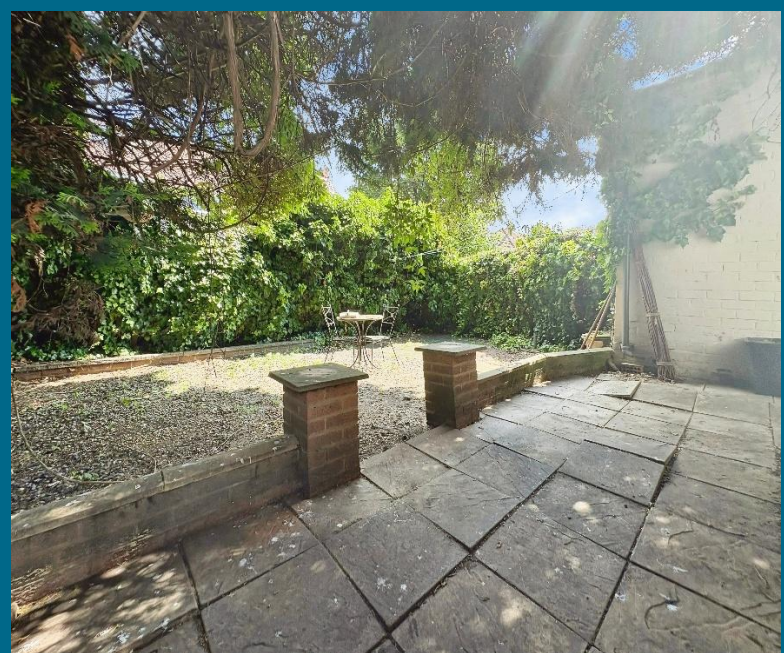
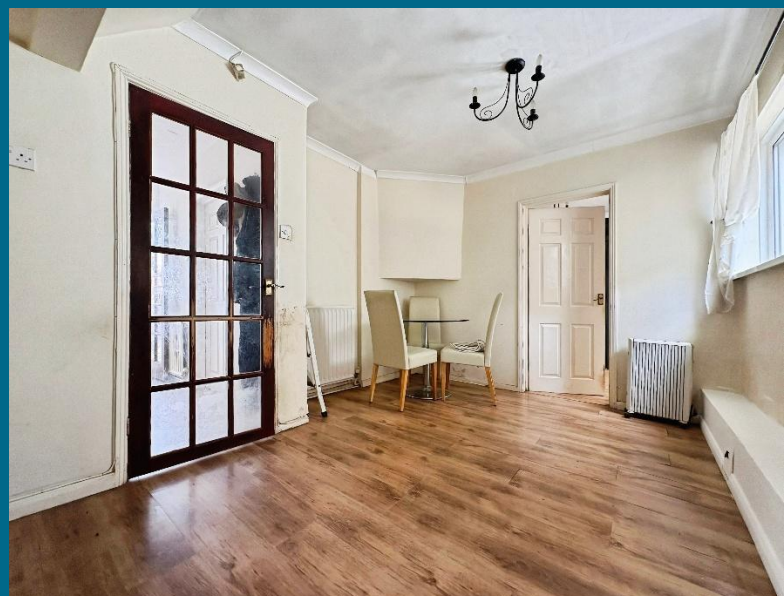
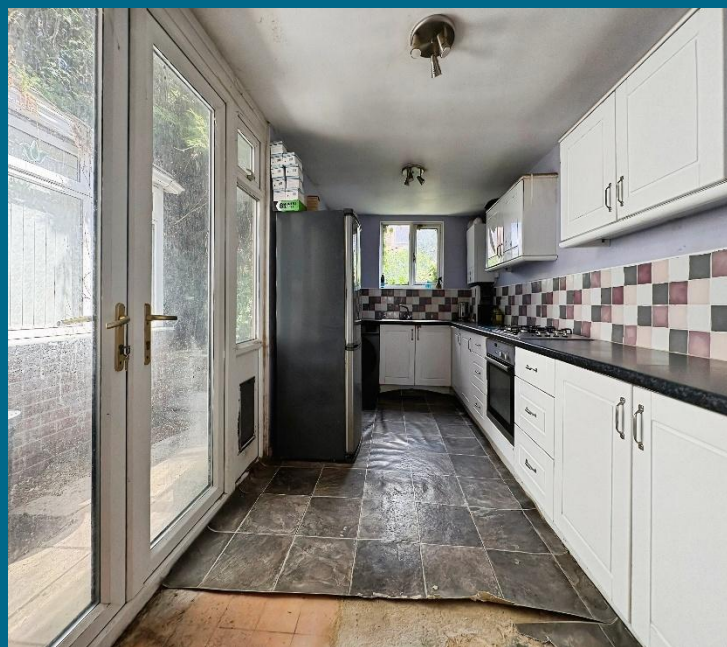
BATHROOM: 9'3" x 5'4" (2.82m x 1.62m) Panelled bath with mixer tap, pedestal wash hand basin, low level WC, tiled walls, double glazed frosted window.

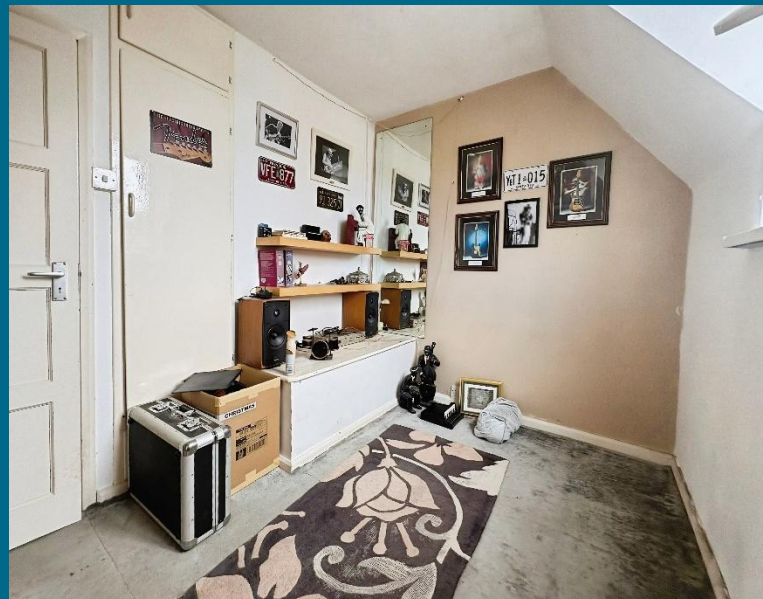
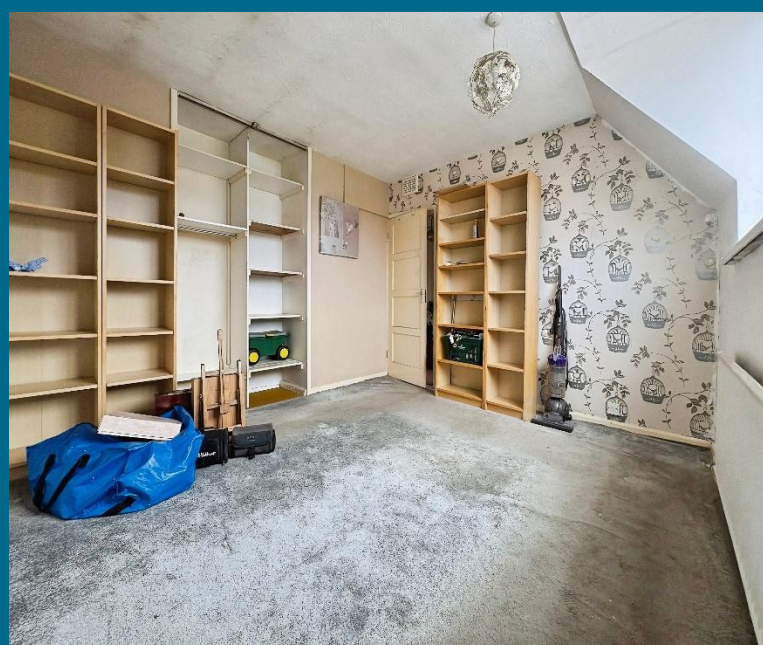
EXTERNALLY: Driveway providing off street parking together with a front garden. A generous enclosed rear garden offering an excellent degree of privacy, incorporating a paved patio seating area with steps leading to a gravelled garden bordered by mature trees and established planting, providing excellent potential for landscaping.

T: 0191 2463666

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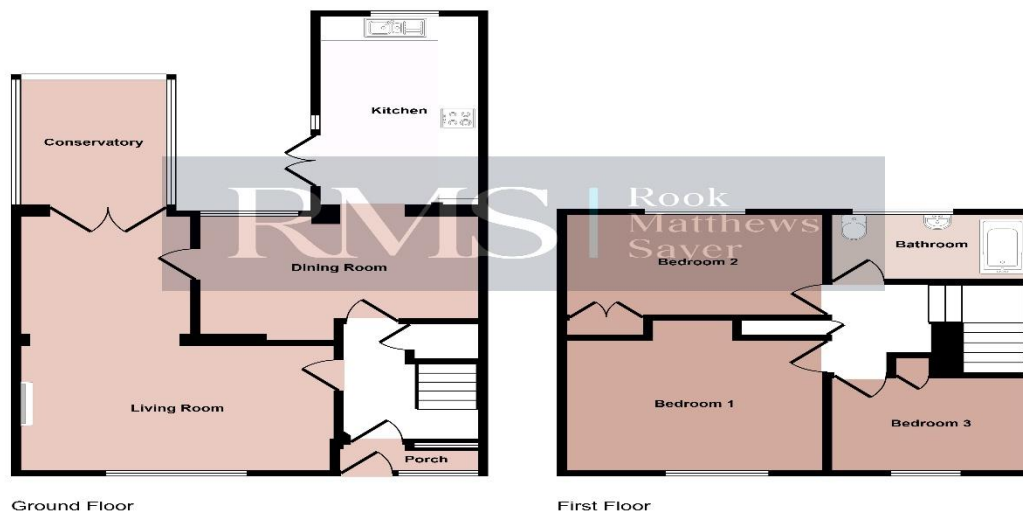


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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 misstatement. Views of rooms 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: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The Northeast 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: A

EPC RATING: D

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 intended as a recommendation and is for information only. It is not intended as a recommendation and is for information only. 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 as any authority to make or give any representation or warranty whatever in relation to this property.



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