



SW  
SE



## 35 Fairways , Whitley Bay, NE25 9YG

\*\* GUIDE PRICE £470,000 TO £480,000 \*\* FREEHOLD \*\* FOUR BEDROOM DETACHED HOUSE \*\*

\*\* DOWNSTAIRS WC \*\* UTILITY ROOM \*\* 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 TBC \*\*

**Guide Price £470,000**



- 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 TBC

#### Entrance

#### Hallway

Stairs to first floor, access to downstairs WC, lounge and kitchen, Radiator 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, radiator, 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

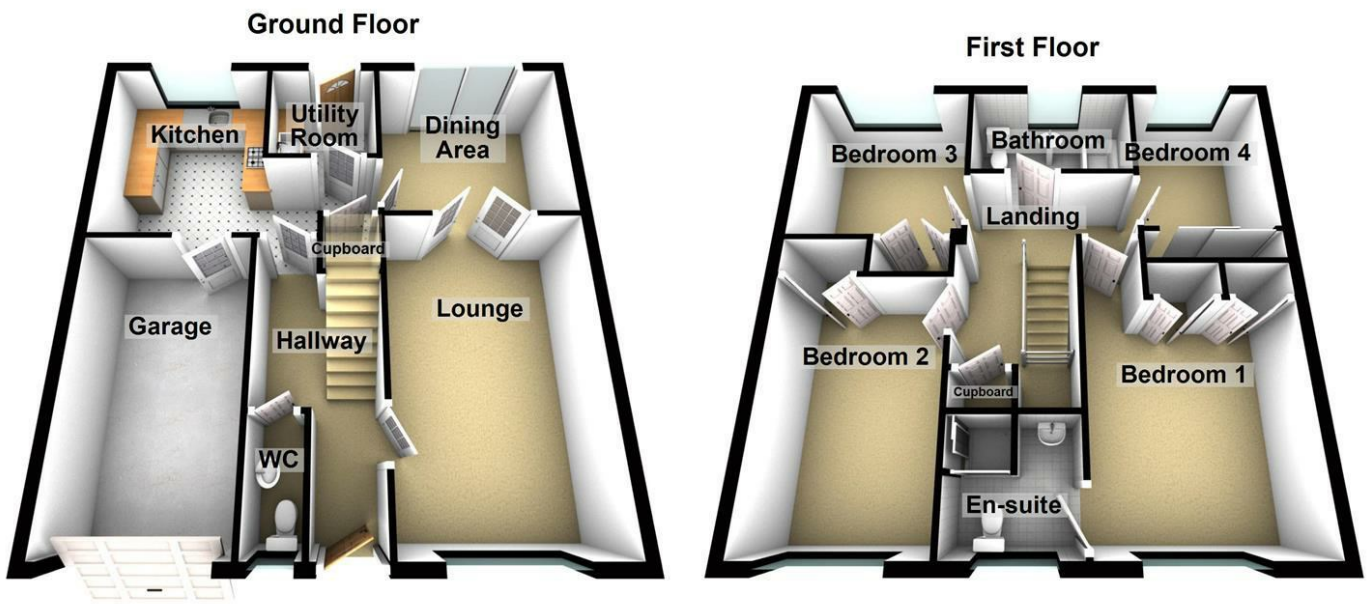
This information must be confirmed via your surveyor and legal representative.







# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	