



APPLETREE GARDENS | WHITLEY BAY | NE25 8XD

£280,000

Situated in the sought-after residential area of Whitley Bay, this beautifully presented and modern three-bedroom semi-detached home combines style, comfort, and practicality. Offering spacious living accommodation, a private driveway with detached garage, and a spacious garden, this property is ideal for families, first-time buyers, or those seeking to upsize into a move-in-ready home with the benefit of having no onward chain. Upon entering, you are greeted by a welcoming hallway leading to a bright and generously sized living room, tastefully decorated and featuring large windows that flood the room with natural light. The contemporary kitchen is fitted with sleek gloss cabinetry, ample worktop space, integrated oven and gas hob, and space for appliances, ideal for both everyday use and entertaining. Flowing seamlessly from the kitchen is a spacious dining area, perfect for family meals and social gatherings. Upstairs, the property boasts three well-proportioned bedrooms. The principal bedroom is spacious and elegantly styled, while the two additional bedrooms offer flexibility as children's rooms, guest rooms, or home offices. The modern family shower room features a walk-in glass shower, stylish tiling, and quality fixtures throughout.

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SAYER

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Semi-detached

**Popular Whitley Bay Location
Close to Schools and
Amenities
Driveway and Detached
Garage**

No Onward Chain

**Generous Garden Space
Solar Panels To Reduce Energy
Costs
Three Double Bedrooms**

For any more information regarding the property please contact us today

Entrance door to:

Entrance Hallway: spacious hallway area, waterproof laminate flooring, modern vertical radiator, staircase to first floor, door to:

Living Room: 17.9' x 14.2' (5.41m x 4.32m) maximum measurement L-shape and into alcoves. Front and rear aspect double glazed windows flooding the room with natural light, Stylish vertical radiator, carpet floor.

Downstairs w.c.: 2.6' x 6.9' (0.79m x 2.06m): waterproof laminate flooring, low level W.C with push button cistern, hand washbasin with mixer tap, double glazed window, modern gas combination boiler.

Dining Room 10.2 x 10.5 (3.1m x 3.18m) waterproof laminate flooring, radiator, dual aspect double glazed windows creating a bright and open space that flows into:

Kitchen: 12' x 7.5' (3.66m x 2.26m) waterproof laminate flooring, incorporating a range of modern and stylish base, wall and drawer units with a sleek vertical radiator that matches the colour scheme, built in oven and gas hob as well as plumbing for a washing machine, double glazed window looking over the garden, double glazed French doors out to the generously sized garden.

Landing: carpet flooring, double glazed window filling the landing area with natural light, access to part boarded loft, door to:

Bathroom 5.5' x 6.9' (1.65m x 2.06m) waterproof laminate flooring, contemporary walk-in shower, dual aspect double glazed windows creating another light filled room, W.C with push button cistern, hand washbasin with mixer tap, chrome radiator.

Bed One: 10.7' x 13.7' (3.22m x 4.15m) maximum measurement. Spacious double bedroom, carpet floor, radiator, double glazed window overlooking the garden.

Bed Two: 10.7' x 11' (3.22m x 3.35m) well-proportioned double bedroom. Waterproof laminate flooring, radiator, another room that is flooded with natural light from dual aspect double glazed windows.

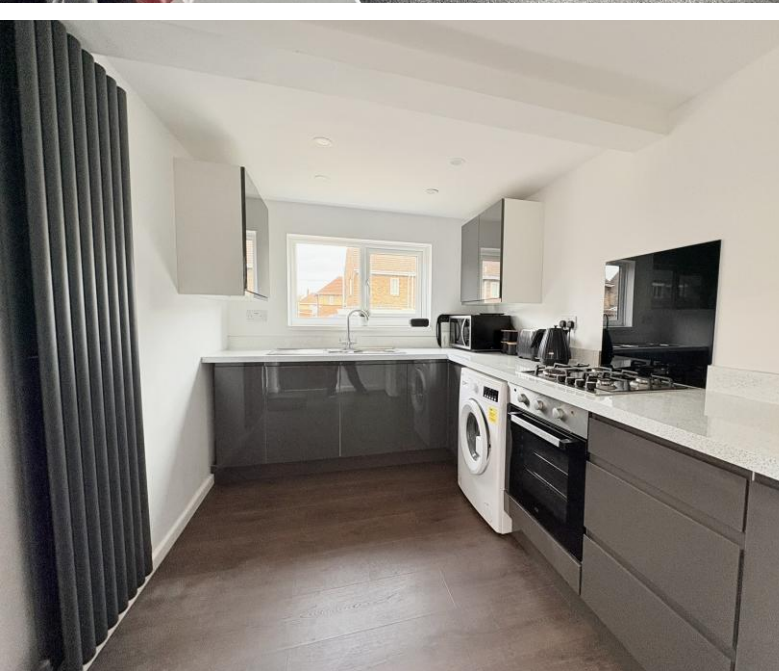
Bed Three: 10.1' x 6.9' (3.07m x 2.06m) carpet floor, double glazed window, radiator.

Externally: well, proportioned rear garden, detached garage with driveway and front lawned area with access to front door.

T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

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

Agents Note: "Please note that a nonrefundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

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

SOLAR PANELS: Leasehold until 2038 and must remain in place until the end of the lease. No payment required and benefits of reduced energy bills

COUNCIL TAX BAND: A

EPC RATING: B

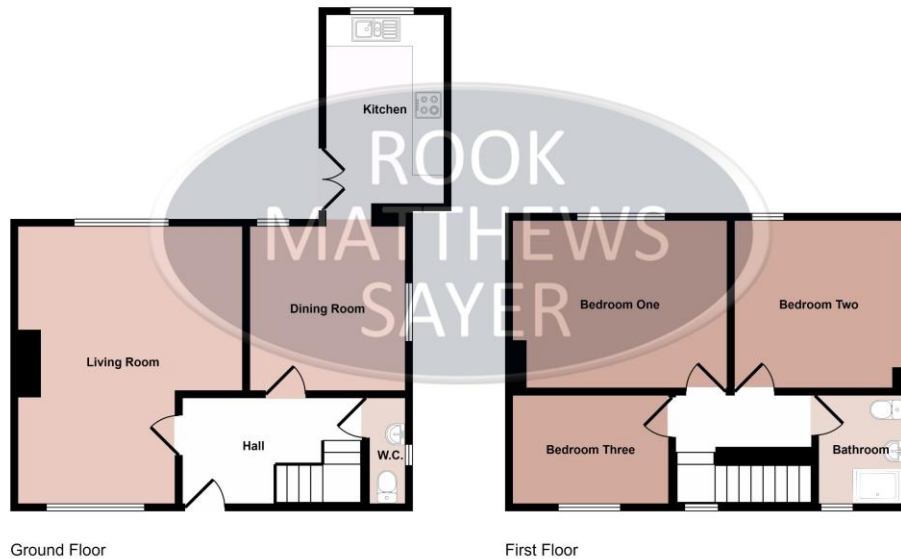
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	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.