



Claremont Road | Whitley Bay | NE26 3TU

£440,000

Such a beautiful, extended family home in a highly sought after location. Within catchment for Offsted Rated schools of excellence and close to both the town centre and beach! Gorgeous, light and airy throughout with a spacious entrance porch and hallway, lounge with feature bay window, fabulous fireplace and gas, living flame fire, separate dining room with patio doors opening out to the garden area. The dining room flows through to the stylish and contemporary re-fitted kitchen with integrated appliances, separate utility room, downstairs cloaks/w.c. and access to both the garden and the garage. Stunning landing area, five excellent sized bedrooms, two with attractive fitted wardrobes. Luxurious re-fitted bathroom with forest waterfall shower, separate w.c. Lovely, enclosed rear garden with patios and lawned area, front driveway, lawn and garage.

ROOK
MATTHEWS
SAYER



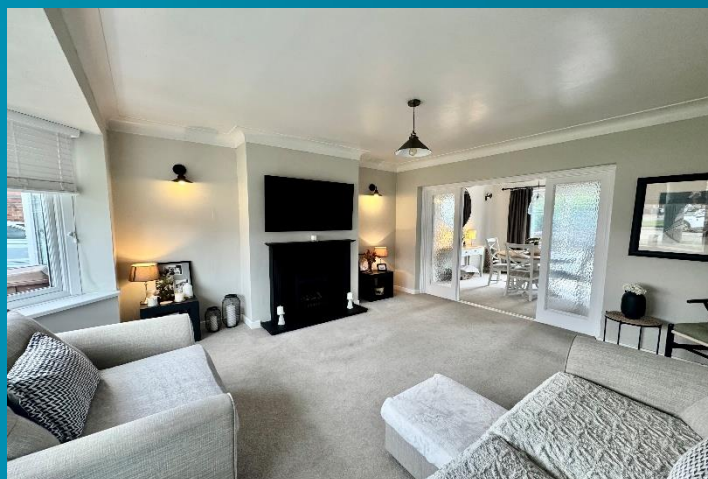
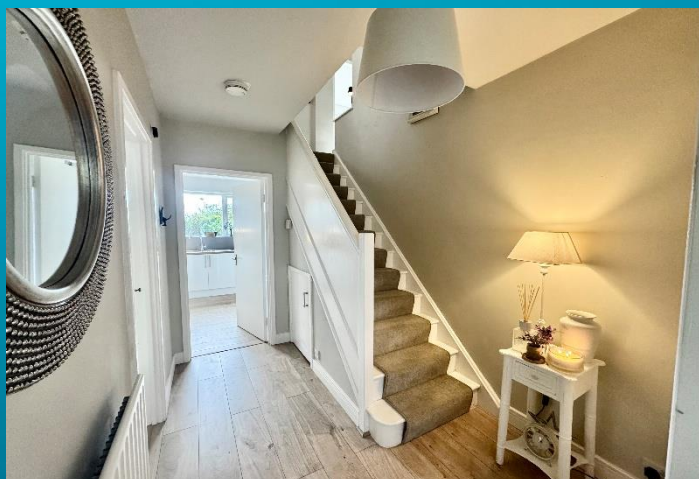
5



2



2



Double Glazed Entrance Door to:

ENTRANCE PORCH: tiled floor, door into:

ENTRANCE HALLWAY: an impressive, spacious hallway with wood effect flooring, cloaks cupboard, radiator, staircase up to the first floor, small under-stair cupboard, door to:

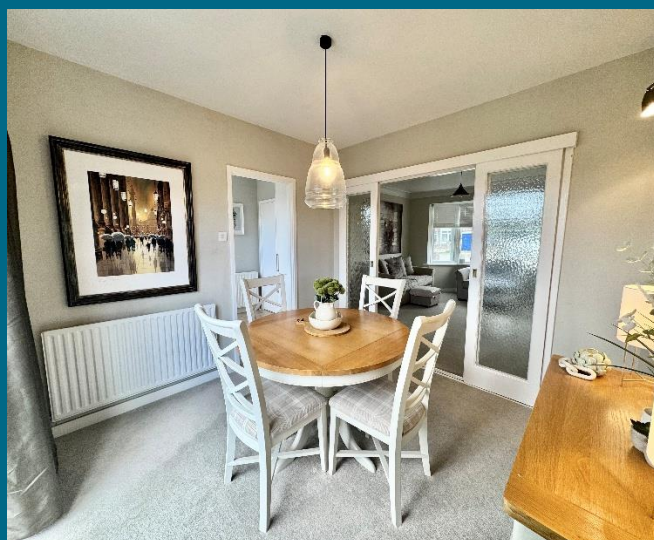
LOUNGE: (front): 15'5 x 13'3, (4.70m x 4.04m), into alcoves and feature double glazed bay window, attractive feature fireplace with gas, coal effect fire, sliding doors through to:

DINING ROOM: (rear): 15'5 x 10'3, (4.70m x 3.12m), radiator, double glazed window, double glazed patio doors looking out to and opening to the rear garden, open to:

KITCHEN: (rear): 10'2 x 9'9, (3.10m x 2.97m), maximum measurements, a stunning, stylish re-fitted kitchen, incorporating a range of high gloss base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, pantry cupboard, laminate flooring, double glazed window, radiator, door to:

UTILITY ROOM: 12'8 x 8'2, (3.71m x 2.48m), maximum measurements, wood worktop, tile effect flooring, plumbing for dishwasher and washing machine, radiator, door to garage, double glazed door out to the rear garden, door to:

DOWNSTAIRS CLOAKS/W.C.: contemporary cloaks and w.c., comprising of, combination hand washbasin and low level w.c., tile effect flooring, combination boiler, double glazed window



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



FIRST FLOOR LANDING AREA: Split level landing, loft access, we understand opens to a part boarded loft area, door to:

BEDROOM ONE: (front): 13'0 x 11'2, (3.96m x 3.40m), into alcoves, fitted wardrobes, radiator, double glazed window

BEDROOM TWO: (rear): 11'0 x 11'1, (3.38m x 3.35m), contemporary stylish wardrobes, radiator, double glazed window with some distant sea views

BEDROOM THREE: (front): 12'8 x 7'7, (3.86m x 2.31m), radiator, double glazed window

BEDROOM FOUR: (front): 9'0 x 8'3, (2.74m x 2.52m), radiator, double glazed window

BEDROOM FIVE: (rear): 10'8 x 7'9, (3.25m x 2.36m), "L" shaped, radiator, double glazed window

FAMILY BATHROOM: stunning, re-fitted family bathroom, showcasing, L shaped bath, chrome shower with additional forest waterfall spray, high gloss vanity sink unit with mixer taps, brick effect tiling, Herringbone style flooring, double glazed window, radiator

SEPARATE W.C.: low level w.c. with push button cistern, double glazed window, Herringbone style flooring

EXTERNALLY: gorgeous, enclosed rear garden with patios, lawn, borders, outside tap. Front driveway, lawned area, feature gravelling

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

WARRANTIES /GUARANTEES

Roofing work; 10 year guarantee

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: D

EPC RATING: D

WB3223.AI.DB.22.07.2025.V.2



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



Ground Floor 88 Claremont Road V.1

First Floor

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		
69-80	C		76 C
55-68	D	65 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.

T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER