

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Tarset Road, Whitley Bay NE25 9HN

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Guide Price £325,000

Part of the Rare & Desirable Collection- Viewings & Surveys to be arranged through Estate Agents and all offers must be registered & placed on the platform only.

Signature North East welcomes you to this four bedroom terraced home in the ever-popular South Wellfield area of Whitley Bay. The property enjoys a fantastic location with a range of shops, cosy eateries and highly regarded schools close by, as well as lovely green spaces ideal for outdoor enjoyment. Whitley Bay beach is only a short distance away, and the nearby West Monkseaton Metro station provides excellent transport links for commuters.

Step through the entrance hall into the spacious living room, offering ample room for furnishings and a generous bay window that fills the space with natural light. The room also features a charming log burner, while the alcoves benefit from built-in cabinets with spotlighting for added ambience. The kitchen features attractive wall and base units complemented by sleek countertops, comfortably accommodating a dining area. From here you can access a convenient utility room. The sitting room offers additional living space and flows seamlessly into a practical office area, while elegant French doors from the office lead out to the rear garden.

Continuing to the first floor, you'll find four well-proportioned bedrooms, two of which are generous doubles. Bedroom one benefits from its own en suite for added convenience. The family bathroom completes this level, equipped with a bathtub, overhead shower, wash basin and WC.

Externally, the property offers a low-maintenance rear patio, ideal for outdoor seating and entertaining. Off-street parking is provided via the garage and driveway, adding to the practicality of this wonderful home.

This property is sold subject to payment of a non-refundable Reservation Fee of 2.5% of the purchase price including VAT, subject to a minimum of £5,000.00 including VAT.

The successful purchaser will be required to pay this fee to secure the sale. The Reservation Fee is in addition to the purchase price, so please take this into account when bidding.

Before placing a bid, buyers must check the sale timescale shown on the property listing, as this determines whether the sale is conditional or unconditional and what payments will be required.

Time scale Information: A 56-day or 100-day sale is a conditional sale (Modern Method of Sale).

The Reservation Fee applies and all reasonable endeavours must be made to exchange contracts immediately following the Buyer's Solicitor receiving the Draft Contract. By placing a bid, buyers confirm that they have checked the advertised sale timescale and understand which fees and payments apply to that property.

A Legal Pack will be provided. The successful bidder will pay £349.00 including VAT for this pack if provided. If you are considering buying with a mortgage, please inspect the property and consult your lender to confirm suitability before bidding.

Optional Services: Services may be recommended by the Agent or Rare & Desirable. If taken, a payment may be received from the service provider. Payment amounts vary and will be confirmed when offered. These services are entirely optional.

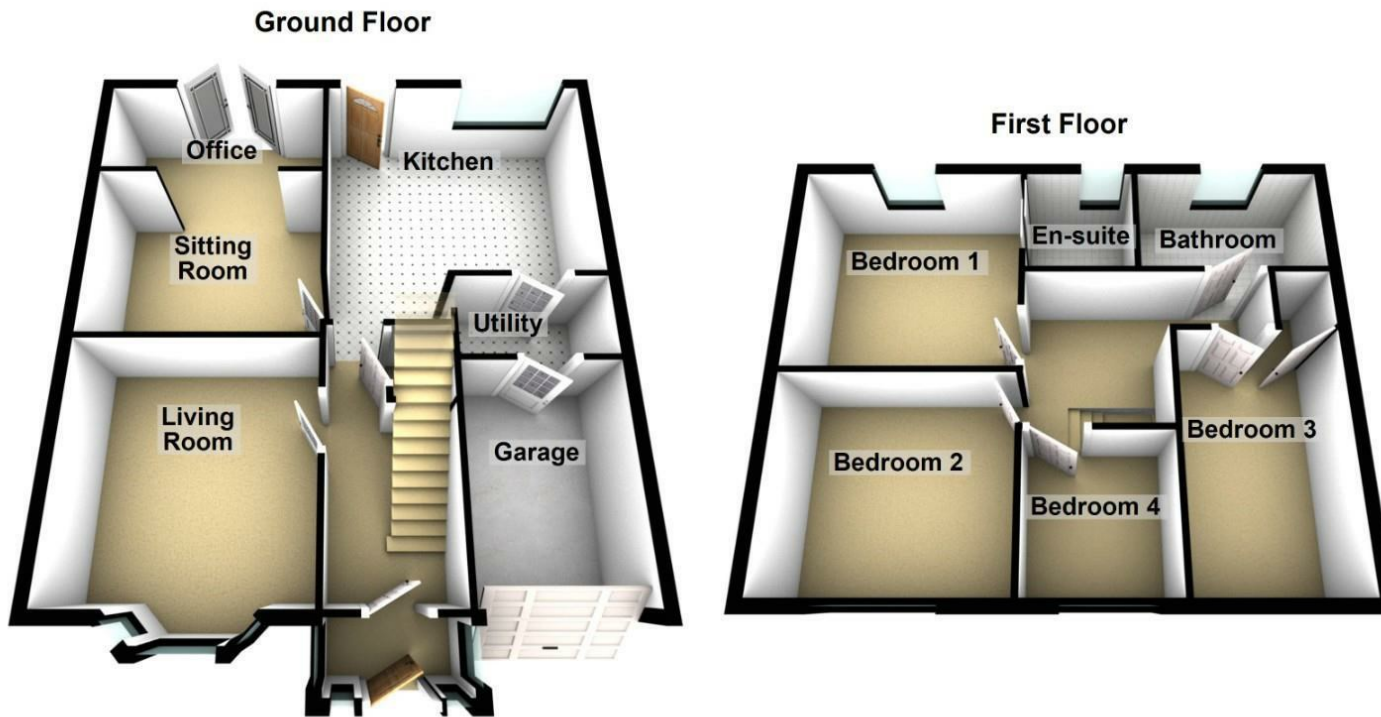
Viewings, surveys or any formal inspections can all be carried out via the Estate Agent prior to bidding.

A 28-day sale is an unconditional auction. Contracts exchange immediately on the fall of the hammer, and the buyer will be required to pay: a non-refundable 10% deposit (paid to the Seller's solicitor as stakeholder), and the non-refundable Reservation Fee payable to Rare & Desirable.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 121.2 sq. metres (1304.8 sq. feet)

Measurements:

Living Room
12'3" x 11'11"

Sitting Room
9'5" x 10'0"

Office
4'8" x 11'11"

Kitchen
11'9" x 14'1"

Utility
7'8" x 4'2"

Bedroom One
10'8" x 11'1"

En-Suite
6'1" x 6'4"


Bedroom Two
10'0" x 10'10"

Bedroom Three
12'2" x 7'4"

Bedroom Four
7'10" x 6'11"

Bathroom
5'10" x 9'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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