



3 Relton Place  
, Whitley Bay, NE25 8DU

**£230,000**



Trading Places





## 3 Relton Place

, Whitley Bay, NE25 8DU

Trading Places are delighted to welcome to the market this delightful three bedroom mid-terrace family home, located in a highly sought-after residential area of Monkseaton, in Whitley Bay and within the catchment area of popular local schools; Valley Gardens Middle School and Whitley Bay High School. Within walking distance to a variety of amenities and close to great road, bus routes and transport links such as Monkseaton Metro station for commuting into Newcastle and other coastal towns.

The property is in need of refurbishment throughout, benefitting from double glazing throughout and has ducted heating. This exciting property will appeal to a variety of buyers and has vast potential to make it the perfect family home in a desirable location.

The home welcomes you with an entrance hallway with doors leading to living/dining room, and downstairs WC. The spacious living/dining room is to the rear of the property with access to the private rear garden. Internal door leads to front facing kitchen. To the first floor via return staircase there is a spacious family bathroom and three good sized bedrooms. Externally there is a front town garden, spacious rear garden with outhouse and separate garage to side of property.

Monkseaton is a characterful place which proudly holds onto its history, whilst moving seamlessly with the times. This lovely little village has exceptional public transport, excellent schools and diverse shopping. Its closeness to Whitley Bay allows it to benefit from everything the larger town offers, whilst its smaller setting delivers a very strong sense of community.

Viewing is highly recommended and can be arranged through our branch on 0191 251 1189.  
No Upper Chain. EPC Rating D. Council Tax Band C.

### Entrance Hallway

UPVC front door with obscure glazed insert providing natural light to this welcoming space. Doors leading to living/dining room, downstairs WC and storage cupboard.

### Downstairs WC

This useful addition to the ground floor is spacious and bright. UPVC double glazed window with obscure glass, pedestal wash basin and pedestal WC.

### Living/Dining Room

23'9 x 16'9 (7.24m x 5.11m)

To the rear of the property is this exceptionally spacious living/dining room which is flooded with natural light. Floor to ceiling UPVC double glazed windows and UPVC door providing access to private rear garden. Door leading to front facing kitchen. Return stairs leading to first floor.

### Kitchen

11'1 x 6'9 (3.38m x 2.06m)

Front facing kitchen which requires updating. Wall and base units with space and plumbing for washing machine and oven. Storage cupboard housing boiler and further cupboards for storage.









### Landing

Return stairs leading to spacious landing with doors leading to all bedrooms and family bathroom. Two additional floor to ceiling cupboards providing vast storage.

### Bedroom One

11'5 x 11'2 (3.48m x 3.40m)

Front facing master bedroom is light and airy with UPVC double glazed window. Built in wardrobe to one wall providing additional storage.

### Bedroom Two

12'8 x 10' (3.86m x 3.05m)

Rear facing bedroom two is light and airy with UPVC double glazed window.

### Bedroom Three

12'6 x 6'3 (3.81m x 1.91m)

Third bedroom is also rear facing and has a UPVC double glazed window.

### Bathroom

In need of modernisation is this spacious family bathroom. Incorporating a bath, pedestal wash basin and pedestal WC. Large UPVC window with obscure glass.

### Storage

Two floor to ceiling cupboards providing additional storage.

### Front Gardens

Town front garden with mature shrubs and path leading to front door.

### Rear Gardens

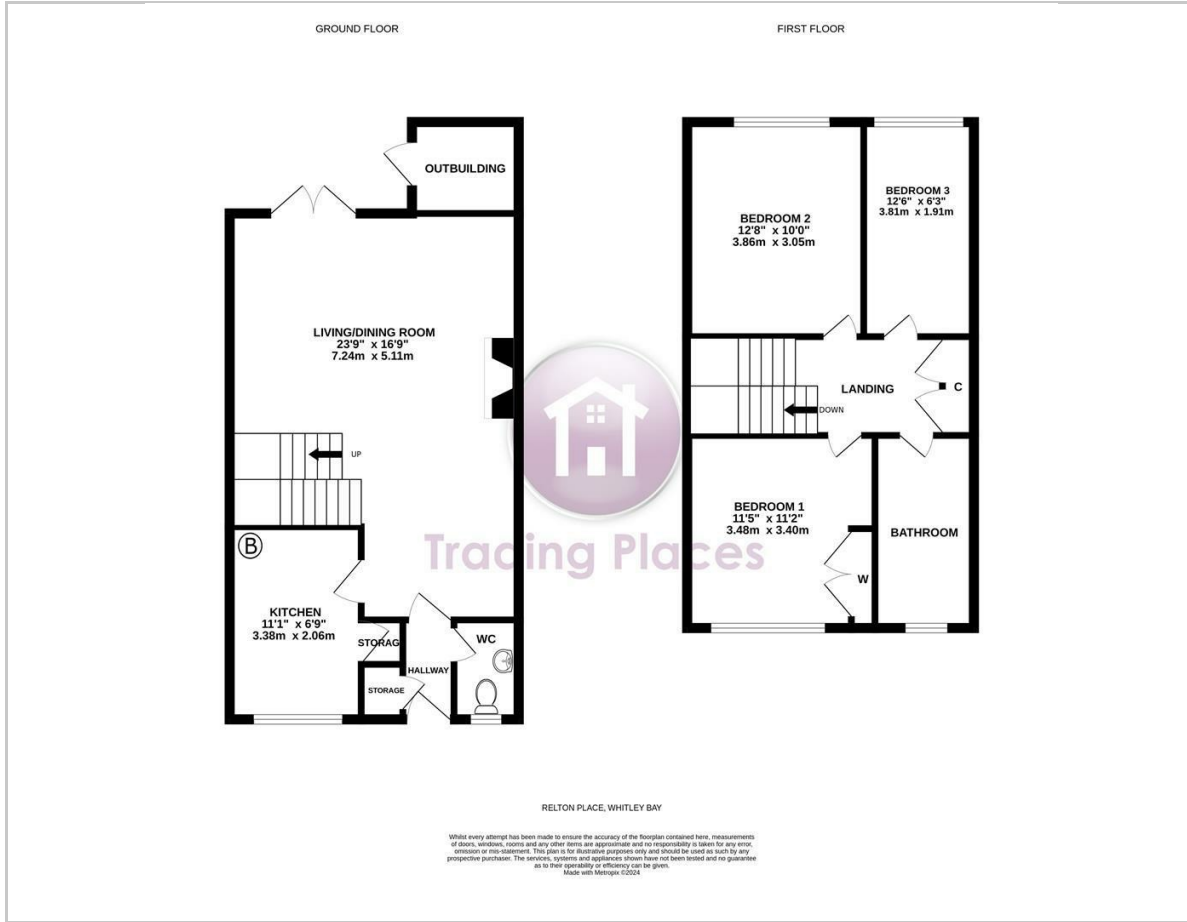
To the rear of the property is this well maintained garden with mature shrubs and laid lawn. Fenced boundaries and gate access to bin storage. Paved area and outhouse providing storage.

### Garage

To the left of the property is a garage with up and over garage door, power and lighting.



## Floor Plan



## Area Map

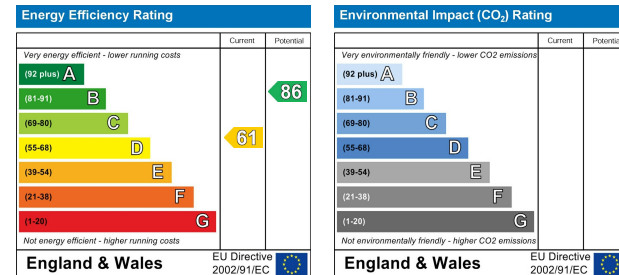


## Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Energy Efficiency Graph



82 Park View, Whitley Bay, Tyne and Wear, NE26 2TH  
 Tel: 0191 251 1189  
 Email: info@tp-property.co.uk  
 www.tp-property.co.uk



Trading Places