



## Seatonville Road Whitley Bay

A beautiful, 1930's semi-detached family home, located within short walking distance to Monkseaton Village and Metro. Within the catchment area for local schools of excellence, shops and amenities, and approximately a 5-minute drive from our gorgeous beach and coastline. The property has been substantially improved and boasts, an impressive hallway, stunning, recently re-fitted kitchen with integrated appliances, lounge with feature bay window and fireplace which flows into the spacious, light and airy dining room with French door out to the garden area, side sun room with French doors out to the side garden. There are three bedrooms to the first floor, two large doubles and a spacious, modern family bathroom with separate shower cubicle. Enclosed patio garden which flows around to an excellent sized side garden with lawn and patio, access to driveway and one and a half- sized garage.

# £330,000

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay, NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

# Seatonville Road Whitley Bay

Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** Impressive and spacious hallway, with turned, spindle staircase to the first floor, under-stair storage, radiator, wood effect flooring, door to:

**LOUNGE:** (front): 14'7 x 12'6, (4.45m x 3.81m), a gorgeous, light and airy front lounge with measurements into feature double glazed bay window and alcoves, attractive feature fireplace with marble hearth and back panel, wood effect laminate, radiator, through to:

**DINING ROOM:** (rear): 12'8 x 11'9, (3.86m x 3.58m), with measurements into alcoves, double glazed French doors to garden, radiator, wood effect laminate flooring

**KITCHEN:** (rear): 15'3 x 6'7, (4.65m x 2.0m), stunning, recently re-designed and fitted kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated double oven, gas hob, cooker hood, integrated dishwasher, fridge and freezer, brick effect tiling, double sink unit with mixer taps, tiled floor, spotlights to ceiling, vertical, contemporary radiator, double glazed window, double glazed door to the rear garden

**SUN ROOM:** (side): 9'9 x 9'8, (2.7m x 2.95m), a gorgeous family room overlooking the side garden area, double glazed French door out to the garden, spotlights to ceiling, wood effect laminate flooring



FIRST FLOOR LANDING AREA: double glazed window, door to:

BEDROOM ONE: (front): 13'9 x 10'7, (4.19m x 3.22m), into alcoves, double glazed window, radiator

BEDROOM TWO: (rear): 12'9 x 12'2, (3.89m x 3.71m), into alcoves, radiator, double glazed window

BEDROOM THREE: (front): 8'3 x 7'0, (2.52m x 2.13m), radiator, double glazed window

FAMILY BATHROOM: 10'6 x 6'7, (3.12m x 2.0m), an excellent sized, modern, family bathroom, comprising of, bath with hot and cold mixer taps and shower off, separate shower cubicle, chrome shower with additional forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, fully tiled walls, tiled floor, radiator, two double glazed windows

EXTERNALLY: Private and enclosed rear patio garden area with access to the large, one and a half- sized garage, gated access to the side garden area, walled, with mainly lawn, patio, outside tap, gate to driveway and garage. Front garden area, walled with patio

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: Detached Garage in Garden

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

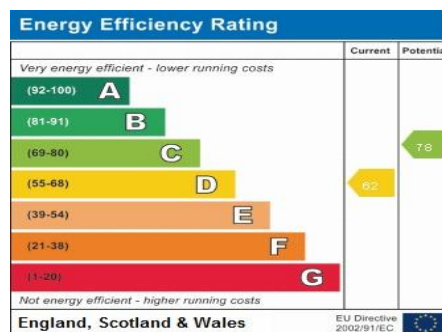
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: D**

WB1556.AI.DB.18.03.2024.V.1





**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 relation to this property.

**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.

**16 Branches across the North-East**

