



Arundel Drive | West Monkseaton | NE25 9PY

£260,000

A beautiful, substantially improved, family semi-detached home, positioned favourably on this highly sought after street. Showcasing a gorgeous, Southerly rear garden, perfect for long summer days, families and entertaining. Close to the Metro, Sainsburys and within catchment for popular local schools. You are also a short drive from the beach and Monkseaton Village with it's independent shops and restaurants. You are welcomed into an impressive hallway, lounge with feature bay window and Infinity fire, enjoying views over the rear garden. Stylish and contemporary re-fitted family kitchen with integrated appliances, access through to the garage. There are two double bedrooms to the first floor, the principal bedroom with fitted storage. Luxurious, re-fitted shower room with double, walk-in shower, forest waterfall spray and separate w.c. To the front of the property is a further garden with driveway and garage, the garage providing access directly through to the rear garden.

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Gorgeous Semi-Detached Family Home

Driveway and Garage

Large, Southerly Garden

Close to Metro, Shops and Schools

Lounge with Infinity Fire and Bay

Stunning Re-Fitted Kitchen

Fabulous Re-Fitted Shower

Short Drive to the Beach

For any more information regarding the property please contact us today



T:0191 2463666

Branch whitleybay@rmsestateagents.co.uk

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Double Glazed Entrance Door with Leaded Light Inserts to:

ENTRANCE HALLWAY: Large, double glazed picture window, under-stair cupboard, radiator, staircase up to the first floor, door to:

LOUNGE: (rear): 16'1 x 14'8, (4.90m x 4.47m), into alcoves and double- glazed bay window overlooking the garden area, radiator, gorgeous Infinity electric fire

KITCHEN: (front): 11'2 x 7'5, (3.40m x 2.26m), a stunning, re-fitted, white high gloss range of base, wall and drawer units, contrasting worktops, single drainer sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, integrated fridge/freezer, double glazed window, spotlights to ceiling, Herringbone oak flooring, door into the garage, radiator

GARAGE: (dual aspect): 18'8 x 7'8, (5.69m x 2.33m), spacious garage, doors to the front and door to the rear, plumbed for automatic washing machine

FIRST FLOOR LANDING AREA: loft access, door to:

BEDROOM ONE: (front): 11'1 x 11'0, (3.38m x 3.35m), plus recess, double storage cupboard over stairs, two double glazed windows, radiator

BEDROOM TWO: (rear): 10'0 x 8'6, (3.05m x 2.59m), radiator, double glazed window

SHOWER ROOM: 10'2 x 5'8, (3.10m x 1.73m), plus recess, airing cupboard with shelving, combination boiler, luxurious walk-in double shower cubicle, chrome shower, additional forest waterfall spray, vanity sink unit with mixer taps, chrome ladder radiator, double glazed window, panelled walls, panelled ceiling

SEPARATE W.C.: low level w.c. with recessed flush, tile effect flooring, double glazed window

GARDEN: Large, private rear garden with delightful Southerly aspect. Lawned area with borders, rose bushes, access into the garage area. Front garden, driveway, garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: "Cable/FTTC/FTTP/

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.

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

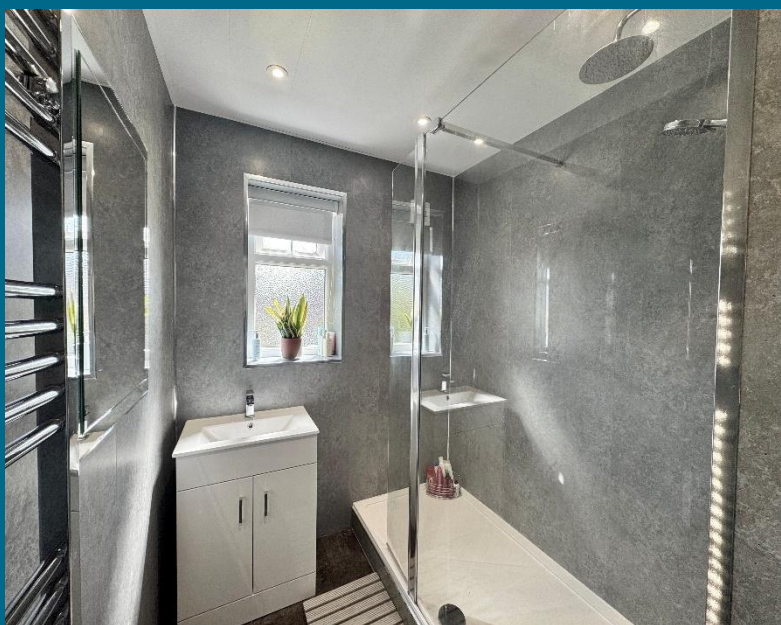
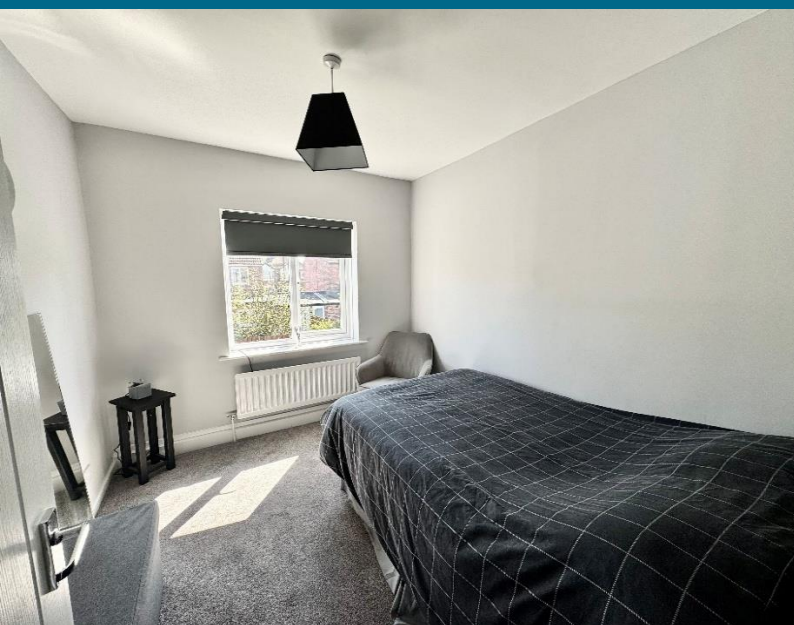
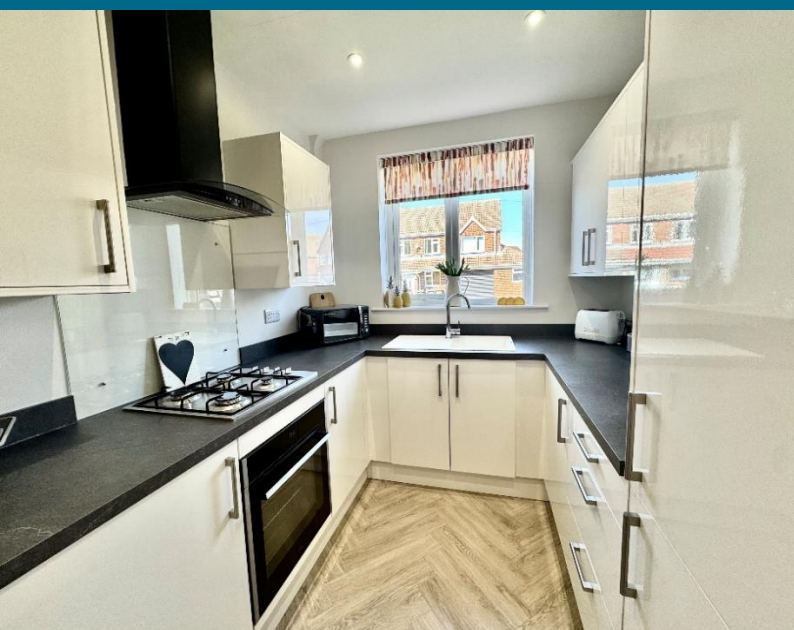
COUNCIL TAX BAND: B

EPC RATING: D

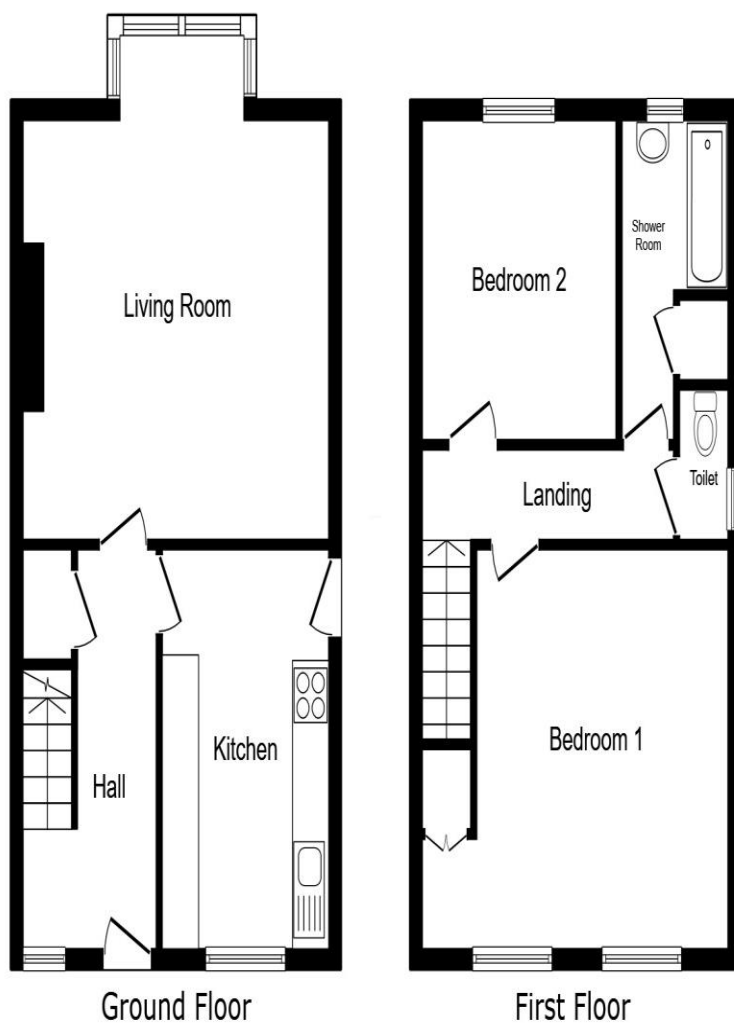
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



23 Arundel Drive, Whitley Bay, NE25 9PY



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

